

**11 Cathedral Meadows, Ripon, HG4 1FJ**

**Asking Price £325,000**

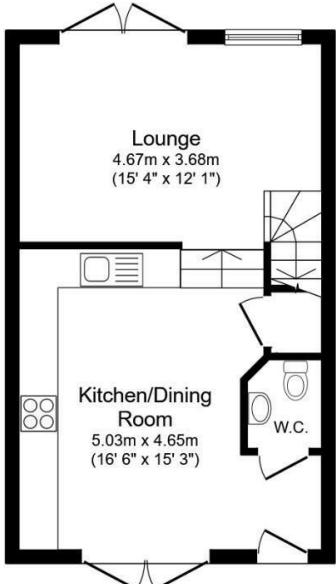
**Property Images**



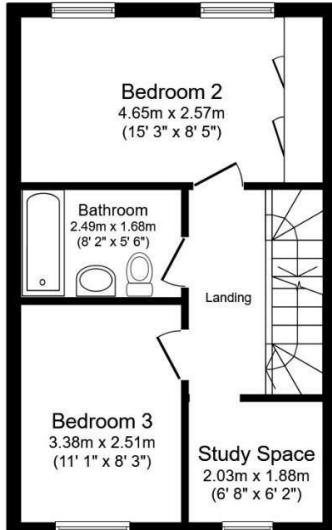
## Property Images



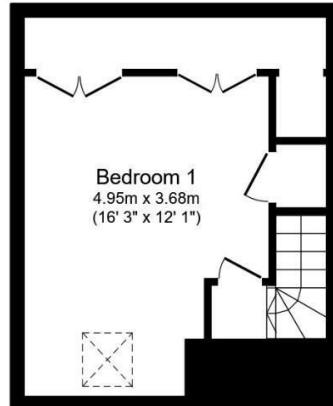
## Floorplan



Ground Floor  
Floor area 36.5 sq.m. (393 sq.ft.)



First Floor  
Floor area 36.5 sq.m. (393 sq.ft.)

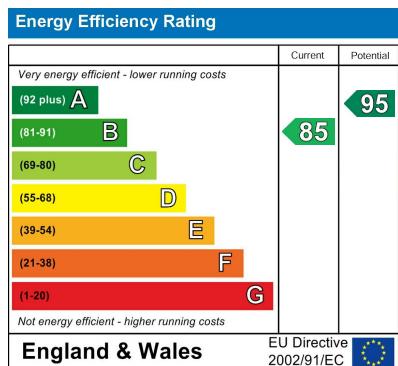


Second Floor  
Floor area 27.4 sq.m. (295 sq.ft.)

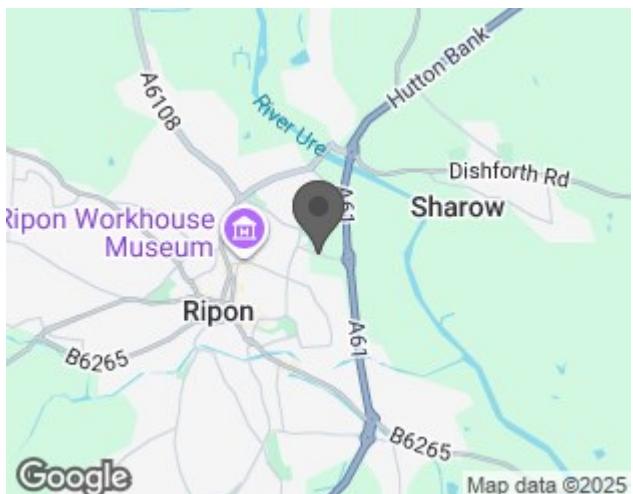
Total floor area: 100.5 sq.m. (1,082 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC



## Map



## Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

A Modern Three Bedroom End Townhouse in a Peaceful Cul-de-Sac Location

Tucked away within a small development close to Marks & Spencer in Ripon, this beautifully presented three double bedroom end townhouse offers stylish accommodation arranged over three floors. Originally built in 2020, the property has since been tastefully updated by the current owners and now showcases elegant painted wooden panelling throughout, adding warmth and character to its contemporary design.

The ground floor features a welcoming entrance with a guest WC, a spacious lounge with double doors opening onto the rear garden, and a superb dining kitchen. The kitchen is fitted with quality units, integrated appliances and white goods, with French doors leading out onto a raised terrace that enjoys views over open land.

To the first floor, there are two double bedrooms, one benefitting from fitted wardrobes, along with a stylish house bathroom. A versatile study area on the landing offers an ideal workspace but could be converted into a room with the addition of a wall and door if desired.

The second floor is dedicated to the impressive principal bedroom, complete with fitted wardrobes and ample space for furnishings.

Externally, the property boasts an enclosed rear garden laid mainly to lawn with a paved patio, perfect for entertaining or relaxing. To the front is a raised terrace, while a gravelled driveway provides off street parking for two vehicles and is equipped with an electric vehicle charging point.

This property combines modern living with thoughtful design and is ideally positioned in a cul-de-sac close to local amenities, schools and transport links. Early viewing is highly recommended.

## Features

- MODERN TOWNHOUSE • THREE DOUBLE BEDROOMS • USEFUL STUDY SPACE • HOUSE BATHROOM • DINING KITCHEN • LOUNGE • DOWNSTAIRS WC • ENCLOSED REAR GARDEN • OPEN FRONT OUTLOOK WITH TERRACE • OFF STREET PARKING FOR TWO VEHICELS AND ELECTRIC VEHICLE CHARGER