

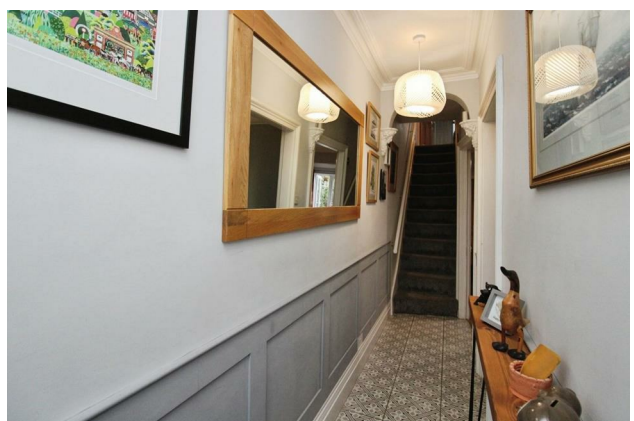
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HERE TO GET *you* THERE

5 Victoria Grove, Ripon, North Yorkshire, HG4 1LG

Guide Price £289,950

Property Images



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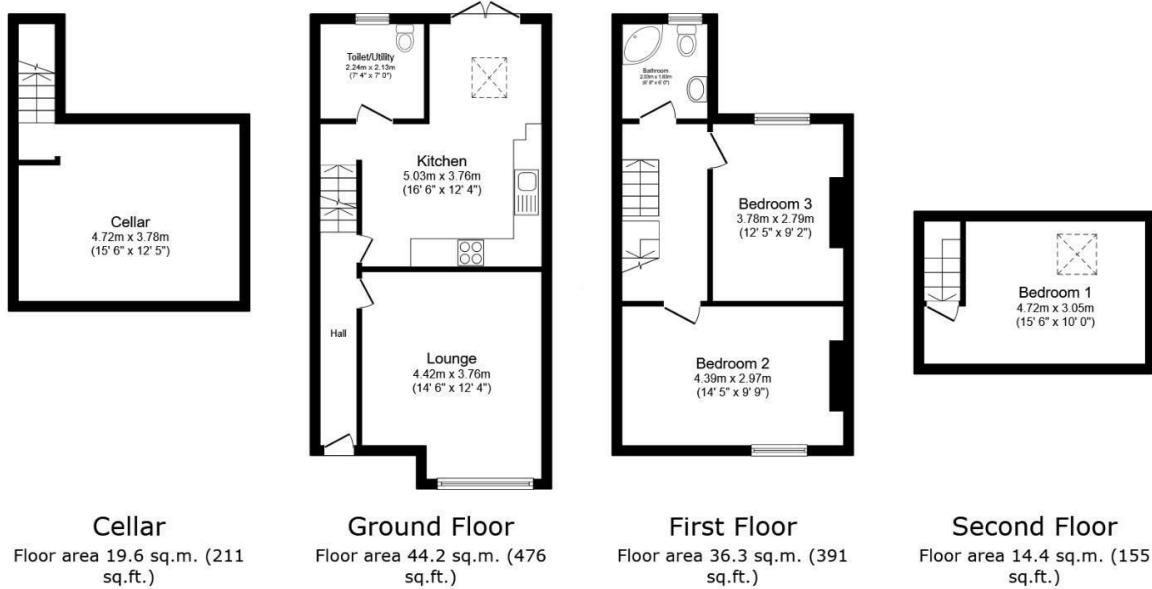
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Floorplan



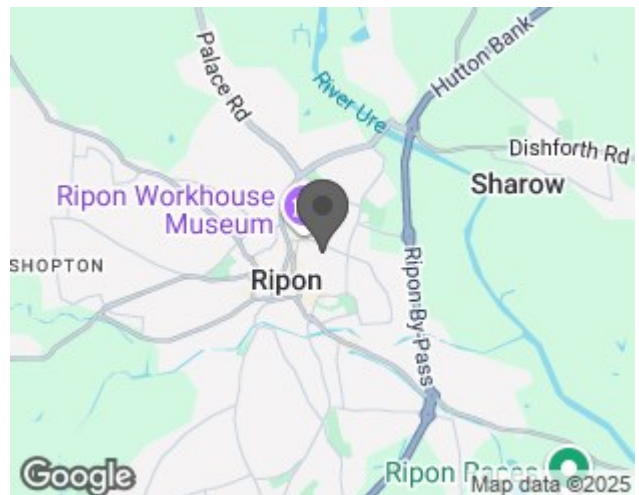
Total floor area: 114.5 sq.m. (1,232 sq.ft.)

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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: Not specified Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Nestled in the heart of Ripon, this charming three-storey townhouse on Victoria Grove offers a delightful blend of modern living and traditional character, with three generously sized bedrooms, this property is perfect for families or those seeking extra space.

The spacious lounge provides an inviting atmosphere, ideal for relaxation or entertaining guests. The modern fitted dining kitchen is both functional and stylish with the addition of a wine fridge and hot tap making meal preparation a pleasure. There is a ground floor WC and utility adding to the properties practicality.

To the first floor is a beautifully modernized house shower room with walk-in shower, WC, wash handbasin. There are two sizeable bedrooms to the front and rear.

Ascending to the second floor is a further double bedroom with velux style window.

One of the standout features of this property is the useful basement, which offers ample storage or the potential for conversion into a versatile living space subject to permissions, depending on your requirements. Outside, the enclosed rear cottage-style yard presents a quaint outdoor retreat, perfect for enjoying a morning coffee or evening gatherings.

Conveniently located in the city centre, this townhouse is within easy reach of local amenities, shops, and transport links, making it an ideal choice for those who appreciate the vibrancy of urban living while enjoying the comforts of a home. This property truly represents a wonderful opportunity to embrace a lifestyle in one of North Yorkshire's most charming cities.

Features

• THREE BEDROOM TOWN HOUSE • MODERN INTERIORS • GROUND FLOOR WC AND UTILITY • MODERN FITTED KITCHEN • SPACIOUS LOUNGE • HOUSE BATHROOM • CENTRALLY HEATED • DOUBLE GLAZED • USEFUL BASEMENT • REAR ENCLOSED COTTAGE STYLE YARD