

# HUNTERS®

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## Wellington Street

Ripon, HG4 1PH

Asking Price £189,950



Situated in the heart of Ripon, this charming three bedroom traditional terraced house offers character, comfort, and convenience, with beautiful views of Ripon Cathedral from the rear. Offered for sale with no onward chain, this delightful home is ideal for a range of buyers, from first time purchasers to those seeking a well located investment or downsize opportunity.

The ground floor features a welcoming lounge with a modern electric fire, creating a cosy and inviting living space. To the rear, the dining kitchen is fitted with a range of units and includes a built in hob and oven, providing a practical and sociable space.

On the first floor, there is a spacious double bedroom with a built in cupboard, along with a generous house bathroom fitted with both a bath and a separate shower, offering flexibility for family living.

The second floor comprises two further bedrooms—one double and one single—both enjoying elevated views, including a glimpse of the magnificent Cathedral from the rear aspect.





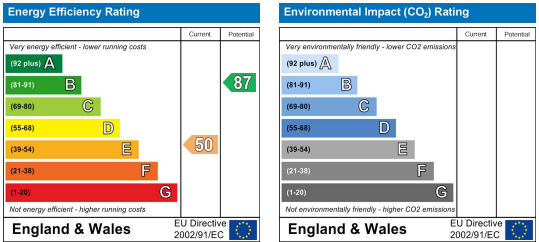
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.