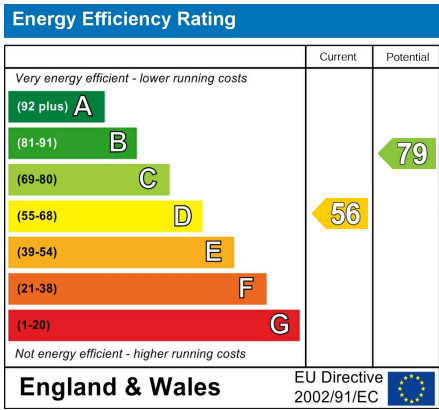


Floor Plan



Energy Performance Certificate



Directions

Proceed from Fishergate and continue towards North Street. Crescent Parade is a turning to the left opposite the BP garage. The property is easily found on the right hand side marked by a Hopkinsons for sale board.

Council Tax Band F Tenure Freehold

**Agents Notes**  
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£675,000

1 Crescent Parade, Ripon, HG4 2JE

5 Bedroom House - End Terrace

**A stunning character townhouse that offers flexible accommodation arranged over four floors featuring a Tom Howley family kitchen, located within close walking distance of local shops and amenities. This beautiful period home offers elegant rooms with original character features and an internal inspection is strongly recommended.**



# HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

Description

The accommodation with gas fired central heating, briefly comprises an entrance porch, elegant reception hall, guest cloaks/WC, bay fronted lounge with a log burning stove.

There is a separate sitting room with an insert Stovax log burning fire and steps lead down to a beautiful living family kitchen with glazed lantern to the dining area, and a stunning Tom Howley fitted kitchen with a breakfast island. There are Neff integrated appliances that feature, electric oven with grill, fridge, induction hob, gas-fired Aga, dishwasher, waste disposal, a Quooker instant boiling tap, drinks fridge. Additionally, there are folding doors that provide access to a delightful rear enclosed garden area with off-street parking beyond. There is a useful basement store, that is arranged as three keeping cellars.

On first floor there are three good-sized bedrooms and a study. This floor also offers a wet room and separate toilet. There are useful storage areas and utility room with boiler and space for washing machine and dryer.

To the second floor, there is a further double bedroom and useful dressing room with fitted units, together with a spacious house bathroom.

Crescent Parade is one of the most sought-after addresses in Ripon. In addition to being close to shops and amenities, it is in the catchment area for Ripon Grammar School, which is one of the leading grammar schools in the UK and is particularly attractive being non-fee paying. In Ripon, there is a good road and bus service that provides direct access to Harrogate, Leeds, and the A1. Thirsk station on the east coast mainline is 20 minutes drive away and offers a high-speed service to London in just over 2 hours.

Agents Note; Under the terms of the Estate Agents Act 1979, we are obliged to inform you that the property belongs to a relative of the owner of Hopkinsons EA.

