



18 Glovers Crescent Ripon, HG4 2TB

We are pleased to offer to the market this substantial three storey end terraced town house on an exclusive development close to Ripon City Centre and all amenities. Property benefits from being modern light and spacious throughout, lawned and patio garden on a corner plot with designated parking. Property briefly comprises: Front door, shower room, two bedrooms and utility room. Stairs to first floor: Lounge and kitchen dining room. Stairs to second floor: Two bedrooms both with ensuites. Externally: Corner plot with patio and lawned garden and designated off street parking space. Viewing essential to appreciate location and space on offer.

Asking Price £325,000

18 Glovers Crescent

Ripon, HG4 2TB



- SUBSTANTIAL THREE STOREY TOWN HOUSE
- MODERN AND SPACIOUS THROUGHOUT
- DOUBLE GLAZING + GAS CENTRAL HEATING
- FOUR BEDROOMS
- CORNER PLOT WITH LAWNED + PATIO GARDEN
- EXCLUSIVE DEVELOPMENT
- DESIGNATED PARKING

FRONT DOOR

Double glazed front door leading into:

ENTRANCE HALL

6'1" x 19'8" (1.85m x 5.99m)

Laminate wood flooring, radiator, built in storage cupboard, phone point, stairs to first floor, built in airing cupboard housing hot water tank.

SHOWER ROOM

8'8" x 2'9" (2.64m x 0.84m)

White suite comprising: Shower cubicle with mains shower and rain drop shower head, vanity unit housing basin and taps, low level W.C. with hidden cistern, wall mounted heated chrome towel rail, tiled floor and walls, extractor fan, lighted mirror.

BEDROOM THREE

17'11" x 7'11" (5.46m x 2.41m)

Feature wood framed double glazed bay window to front aspect, wood framed double glazed window to side aspect, tv point, double radiator, laminate wood flooring.

BEDROOM FOUR

7'11" x 8'8" (2.41m x 2.64m)

Wood framed double glazed window to rear aspect, radiator, laminate wood flooring.

UTILITY

5'6" x 7'11" (1.68m x 2.41m)

Range of modern wall and base units with work top over, sink unit housing stainless steel sink, drainer and taps, under counter space and plumbing for washer and dryer,

wall mounted central heating boiler, radiator, extractor fan, double glazed door to rear garden.

FIRST FLOOR

Giving access to:

LOUNGE

14'6" x 17'6" max (4.42m x 5.33m max)

Feature wooden framed double glazed bay window to front aspect, wood framed double glazed window to side aspect, radiator, feature fire place housing electric fire, tv and phone point.

KITCHEN DINING ROOM

10' x 14'5" (3.05m x 4.39m)

Range modern wall and base units with work top over, sink unit housing 1.5 bowls, drainer and swivel mixer tap. integrated four ring electric induction hob and oven with extractor hood over, integrated dishwasher, fridge freezer and microwave. Laminate wood flooring, wall mounted tall radiator, tv point, 2 x windows to rear aspect.

SECOND FLOOR

Loft access with drop down ladder, lighting and boarded out.

MASTER BEDROOM

12'9" x 14'6" (3.89m x 4.42m)

Double glazed window to front aspect x 2, tv point, radiator built in wardrobes and dressing table.

ENSUITE

6'6" x 5'5" (1.98m x 1.65m)

White suite comprising: Panelled bath and taps with mains shower over, vanity unit housing basin and taps, low level W.C. with hidden cistern, wall mounted chrome heated towel rail, lighted mirror, tiled floor and walls, extractor fan.

BEDROOM TWO

14'5" x 10'8" (4.39m x 3.25m)

Double glazed window to rear aspect x 2, tv point, radiator, built in wardrobe.

ENSUITE

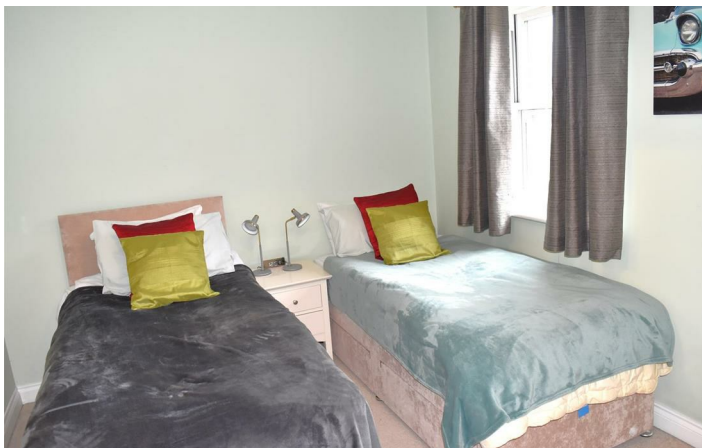
5'2" x 5'6" (1.57m x 1.68m)

White suite comprising: Corner shower cubicle with mains shower and rain drop shower head, vanity unit housing basin and taps, low level W.C., wall mounted heated chrome towel rail, lighted mirror, tiled floor and walls, extractor fan.

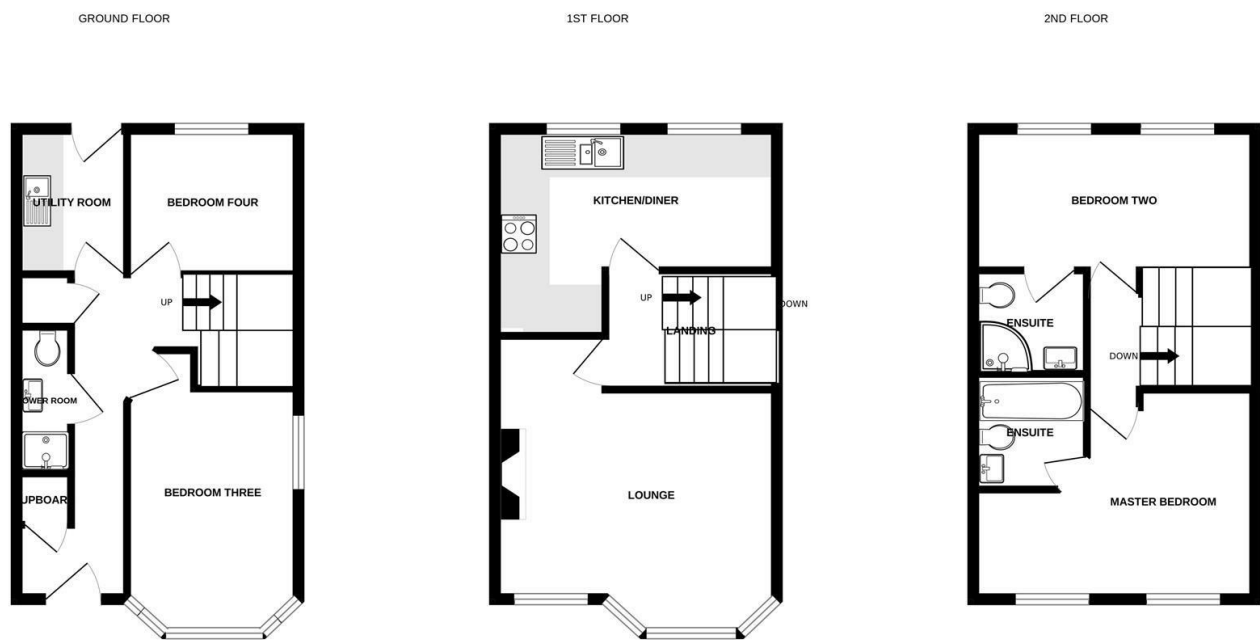
EXTERNALLY

PATIO GARDEN + PARKING

Corner plot with patio area to rear aspect with external electric sockets and water tap. To the side is a further patio area, lawned garden and planting area and a gravelled patio area for pots and storage. Side gate giving access to the front aspect and off street parking space.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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