



3 St Wilfrids Road

Ripon, HG4 2AF

A two/three bedroom mid terraced property very close to Ripon City centre and a short walk to all local amenities. The property benefits from 2/3 bedrooms, 2 reception rooms, double glazing, gas central heating, central location. The accommodation comprises: Front door leading into lounge, inner hall, dining room open to kitchen, house bathroom. Stairs to first floor: Master bedroom, further double bedroom with stairs leading up to second floor to a further double bedroom. Externally: Communal yard area. THIS PROPERTY IS SUITABLE FOR A WIDE RANGE OF BUYERS.

Asking Price £170,000

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- MID TERRACED PROPERTY
- TWO RECEPTION ROOMS
- SHORT WALK TO LOCAL AMENITIES
- 2/3 DOUBLE BEDROOMS OVER THREE FLOORS
- LOUNGE + KITCHEN + DINING ROOM
- GAS CENTRAL HEATING + DOUBLE GLAZING
- CLOSE TO RIPON CITY CENTRE
- COMMUNAL COURTYARD
- SUITABLE FOR A WIDE RANGE OF BUYERS.

FRONT DOOR

Double glazed front door leading into: freestanding cooker, space and

LOUNGE

11'10" x 10'3" (3.61m x 3.12m)

Double glazed window to front aspect, radiator, electric fire, laminate wood flooring.

INNER HALL

Stairs leading to first floor.

DINING ROOM

11'11" x 11'11" (3.63m x 3.63m)

Double glazed window to side aspect, radiator, understairs storage. Open to:

KITCHEN

6'0" x 7'8" (1.83m x 2.34m)

Range of modern wall and base units with roll top work surface over, sink unit housing stainless steel sink and drainer with swivel mixer tap, wall

mounted boiler, space for

freestanding cooker, space and plumbing for washing machine, space for upright fridge freezer, double glazed window to rear aspect, double glazed doors to rear.

BATHROOM

4'11" x 7'10" (1.50m x 2.39m)

White suite comprising: Panelled bath and mixer tap with main shower attachment, pedestal hand wash basin and taps, low level W.C., radiator, part tiled walls, double glazed window to rear aspect.

BEDROOM ONE

11'10" x 10'7" (3.61m x 3.23m)

Double glazed window to rear aspect, radiator, over stairs storage, built in wardrobe.

BEDROOM TWO

10'3" x 9'4" (3.12m x 2.84m)

Double glazed window to front aspect, built in under stairs storage. Stairs leading to:

SECOND FLOOR

BEDROOM THREE

10'11" x 12'8" (3.33m x 3.86m)

Double radiator, velux window to rear aspect.

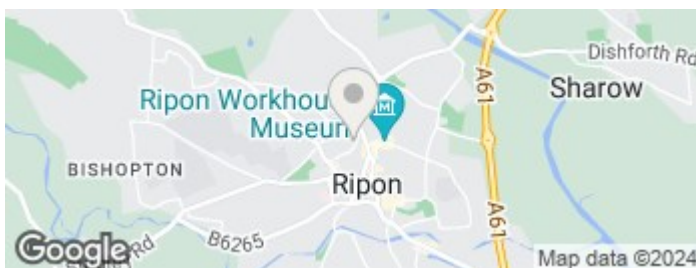
EXTERNALLY

COMMUNAL COURTYARD

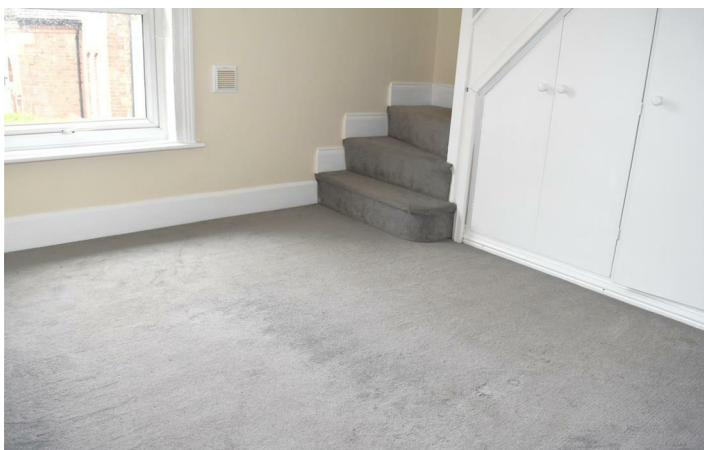
Rear communal yard.

AGENTS NOTES

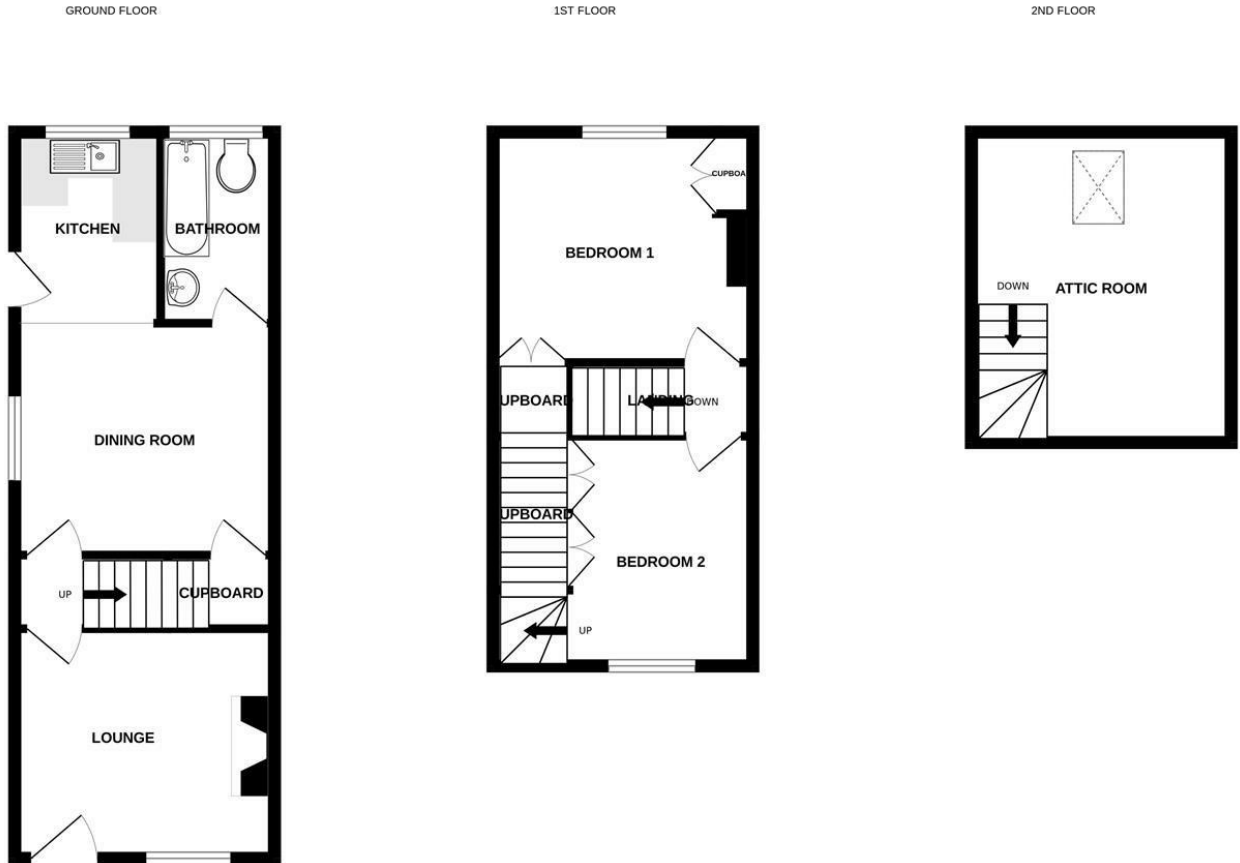
On street permit parking.



Directions



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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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| High energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |