



45 Holmefield Road

Ripon, HG4 1RU

PRICED TO SELL !!! A great opportunity to purchase a spacious two bedroom first floor flat with garage and enclosed garden situated in a popular location to the south of Ripon with easy access to commuter links and local amenities. The property benefiting from a single garage and driveway providing parking, enclosed lawned and patio garden, double glazing, gas central heating. The accommodation comprises: Private entrance with stairs leading to first floor, landing area with storage cupboard, spacious lounge, kitchen, two bedrooms, bathroom. Externally: Single garage and driveway providing off street parking, enclosed lawned and patio garden. **PROPERTY WILL SUIT A WIDE RANGE OF BUYERS. NO CHAIN!!!**

Asking Price £140,000

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- PRICED TO SELL !!!
- SPACIOUS + LIGHT THROUGHOUT
- DOUBLE GLAZING + GAS CENTRAL HEATING
- IDEAL TO SUIT A WIDE RANGE OF BUYERS
- FIRST FLOOR TWO BEDROOM FLAT
- LOUNGE + KITCHEN + BATHROOM
- POPULAR POSITION ON SOUTH SIDE OF RIPON
- SINGLE GARAGE + ENCLOSED GARDEN
- DRIVEWAY PROVIDING OFF STREET PARKING
- NO CHAIN!!!

PRIVATE ENTRANCE

Double glazed front door with stairs leading to first floor.

LANDING

Double glazed window to side aspect, cupboard housing central heating boiler with space and plumbing for washing machine.

LOUNGE

16'9" x 14'3" (5.11m x 4.34m)
Double glazed window to front aspect, laminate wood flooring, tv point, over stairs storage cupboard and further storage cupboard, double radiator.

KITCHEN

6'10" x 7'4" (2.08m x 2.24m)
Range of modern wall and base units with roll top work surface over, integrated four ring gas hob and electric oven with extractor hood over, sink unit housing stainless steel sink, drainer and swivel mixer tap, under counter space for fridge and freezer, double glazed window to side aspect.

BEDROOM ONE

10'8" x 11'11" (3.25m x 3.63m)
Double glazed window to side and front aspects, tv point, double radiator.

BEDROOM TWO

11' x 6'9" (3.35m x 2.06m)
Double glazed window to rear aspect, double radiator.

BATHROOM

9'6" x 5'6" (2.90m x 1.68m)
White suite comprising: P shaped panelled bath with overhead mains shower, low level W.C., pedestal hand wash basin and mixer tap, wall mounted chrome towel rail, tiled floor and walls, extractor fan, double glazed window to side aspect.

EXTERNALLY

ENCLOSED GARDEN

Enclosed lawned and patio garden to front and side aspect leading to:

SINGLE GARAGE + DRIVEWAY

Single garage and driveway providing off street parking with storage area behind.

AGENTS NOTES

Lease Details: 125 year Lease from July 1983
Council Tax Band A.

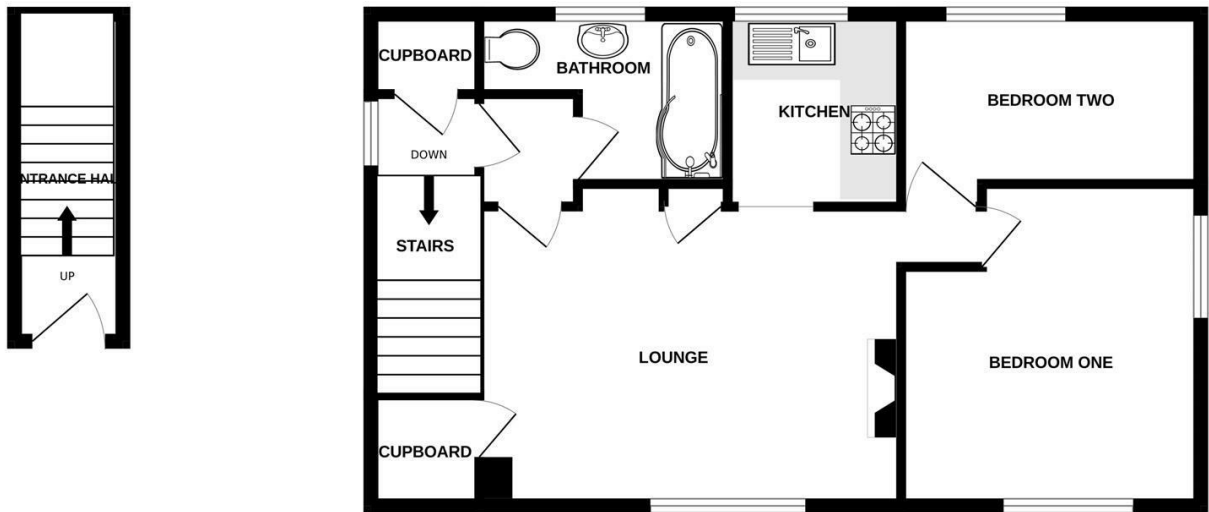




Floor Plan

GROUND FLOOR
56 sq ft. (5.2 sq.m.) approx.

1ST FLOOR
633 sq ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.
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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	