



107 Aismunderby Road

Ripon, HG4 1SD

A immaculately presented three bedroom mid-terrace property with off street parking in a residential area close to local amenities and easy access to Ripon City Centre and commuter links. The property benefits from being modern and spacious throughout, good sized enclosed patio garden, summer house, double glazing, gas central heating, driveway providing parking. Briefly comprises: Front door leading into entrance hall, modern kitchen dining room, spacious lounge with double doors over looking the rear garden, modern bathroom, two double bedrooms, a good size single and a cloakroom. Externally; Driveway to the front providing off street parking for two cars, enclosed rear patio garden with low maintenance gravelled seating area, shed providing storage and a summer house. IDEAL FOR A WIDE RANGE OF BUYERS.

Asking Price £235,000

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- MID TERRACE PROPERTY
- SPACIOUS LOUNGE
- LARGE REAR ENCLOSED GARDEN
- IDEAL FOR A WIDE RANGE OF BUYERS.
- THREE BEDROOMS
- MODERN BATHROOM
- DRIVEWAY PROVIDING PARKING
- MODERN KITCHEN DINING ROOM
- DOUBLE GLAZING + CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES

FRONT DOOR

Double glazed front door leading into;

ENTRANCE HALL

5'10" x 5'6" (1.78m x 1.68m)

Double glazed window to the front aspect, radiator, staircase leading to first floor.

LOUNGE

10'11" x 15'6" (3.33m x 4.72m)

Double glazed window to the front aspect, double glazed double doors over looking the rear garden, chimney breast opening with an inset gas fire, television point, radiator and wood effect flooring.

KITCHEN DINING ROOM

9'7" x 12'3" (2.92m x 3.73m)

Range of modern wall and base units with work top over, integrated oven and induction hob with extractor hood over, sink unit housing stainless steel circular sink and drainer with swivel mixer tap, space for upright fridge freezer, integrated dishwasher, space and plumbing for washing machine, tile effect flooring, under stairs storage

cupboard, Double glazed window and stable door to the rear aspect.

BATHROOM

6'0" x 5'5" (1.83m x 1.65m)

Modern white suite comprising:

Panelled bath with taps and chrome mains shower attachment over, low level W.C., vanity unit housing basin and mixer tap, fully tiled walls, radiator, tiled effect flooring, double glazed frosted window to the front aspect.

FIRST FLOOR LANDING

Double glazed window to the rear aspect.

BEDROOM ONE

12'4" x 9'10" (3.76m x 3.00m)

Double glazed window to the front aspect, built in wardrobe and drawers, over stairs storage cupboard, radiator.

BEDROOM TWO

9'10" x 7'2" (3.00m x 2.18m)

Double glazed window to the front aspect, radiator, built in storage cupboard housing central heating boiler.

BEDROOM THREE

8'0" x 7'11" (2.44m x 2.41m)

Double glazed window to the rear aspect, radiator, ceiling coving.

CLOAKROOM

5'9" x 2'10" (1.75m x 0.86m)

Double glazed frosted window to the rear aspect, low level W.C., wall mounted cloakroom basin and taps, chrome ladder radiator, tile effect flooring

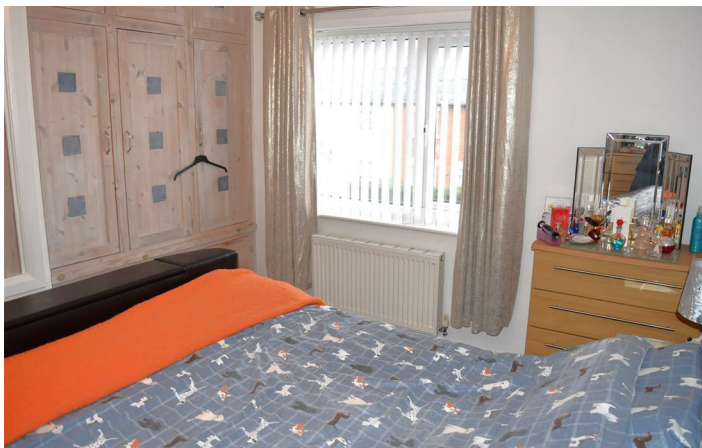
EXTERNALLY

DRIVEWAY

Block paved driveway to the front of the property providing off street parking spaces for two cars.

REAR GARDEN

Good sized enclosed rear patio garden with a further low maintenance gravelled seating area, artificial turfed lawn and a raised patio area with a storage shed and a summerhouse.



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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