



Sherringtons
Sales & Lettings



26 Skellbank Ripon, HG4 2PT

A charming, spacious and well presented one bedroom semi detached cottage located in this popular residential area and within walking distance of Ripon centre. The property benefits from gas central heating, UPVC double glazing, modern kitchen and bathroom and a good sized delightful rear garden. The property briefly comprises: Lounge, modern dining kitchen and to the first floor: Double bedroom and modern bathroom with separate bath and shower. To the exterior: The property is set back off the main road and has a delightful enclosed patio and gravelled garden with storage out building.

Asking Price £160,000

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- SEMI DETACHED COTTAGE
- ONE DOUBLE BEDROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- CHAIN FREE !!!
- MODERN KITCHEN AND BATHROOM
- ENCLOSED REAR GARDEN

FRONT DOOR

Double glazed door giving access to:

KITCHEN DINING ROOM

16'1 x 12'5 (4.90m x 3.78m)
A range of modern wall and base units with roll top work surface, integrated 4 ring gas hob, oven with extractor hood over, sink unit with swivel mixer tap, space for upright fridge freezer, undercounter space and plumbing for washing machine, double glazed window to side aspect, double radiator, understairs storage cupboard, stairs leading to first floor.

LIVING ROOM

14'9 x 13'8 (4.50m x 4.17m)
Laminate wood flooring, three double glazed windows to side aspects, feature brick fireplace housing log burning stove, ceiling coving, TV and phone point.

FIRST FLOOR

8'11 x 5'11 (2.72m x 1.80m)
Spacious landing, loft access, double glazed window to side aspect.

BEDROOM

13'9 x 12' (4.19m x 3.66m)
Double glazed windows to side aspects, ceiling coving, double radiator.

BATHROOM

9' x 7'4 (2.74m x 2.24m)
White bathroom suite comprising: Low level W.C., panelled bath, shower cubicle housing Triton electric shower, pedestal hand wash basin, double radiator, ceiling coving, double glazed window to side aspect.

EXTERIOR

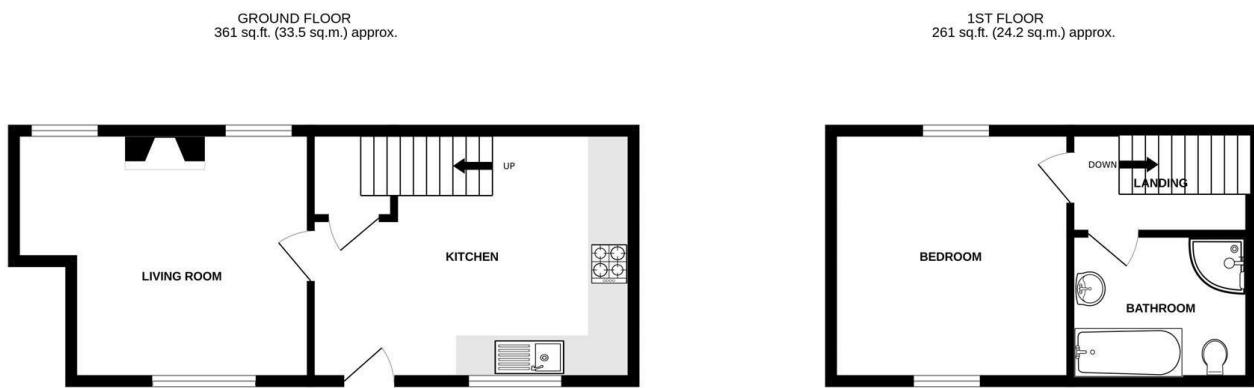
The property is set back off the main road and has a delightful enclosed patio and gravelled tiered garden with storage out building and fence and walled perimeter.



Directions



Floor Plan



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		