



25 Dudley Walk, Ripon HG4 2PJ  
£240,000



**JOPLINGS**  
Property Consultants



## 25 DUDLEY WALK

### RIPON, HG4 2PJ

We are delighted to welcome to market a Semi-Detached Bungalow located in a quiet cul-de-sac on the south side of the city of Ripon benefitting from local shops and bus service.

The property comprises: Living Room, Dining Kitchen, Three Bedrooms and Shower Room. The property has Gardens to the Front and Rear, Single Garage and Driveway Parking.

#### ENTRANCE

UPVC part-opaque Double Glazed door leads into the Hallway.

#### HALLWAY

Good sized hallway with doors leading to each room. Loft hatch. Radiator.

#### LIVING ROOM

UPVC Double Glazed window to the Front. Gas connection for fire on the rear wall. Radiator.

#### DINING KITCHEN

UPVC part-opaque Double Glazed door leads into the Kitchen from the Side Driveway and a further UPVC Double Glazed window to the Side. A range of base and wall units with coordinating work surface over. Stainless steel one and a half sink and drainer with mixer tap. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge freezer and slide in gas cooker and hob. Gas combi boiler. Radiator with cover.



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#### BEDROOM ONE

UPVC Double Glazed window overlooking the Rear Garden. Radiator.

#### BEDROOM TWO

UPVC Double Glazed window to the Rear. Radiator.

#### BEDROOM THREE

UPVC Double Glazed window to the Front. Radiator.

#### SHOWER ROOM

UPVC opaque Double Glazed window to the Front. Fully-tiled walls and sealed floor with drainage. Pedestal wash hand basin and low-level WC. Chrome ladder style towel rail.

#### TO THE OUTSIDE

##### TO THE FRONT

Garden mainly laid to lawn with fenced and walled boundaries. Driveway offering Parking for a number of vehicles

##### TO THE REAR

Garden mainly laid to lawn with pathways and raised bed.

#### GARAGE

Single Garage with up and over door and window to the side. Power and light.



## DIRECTIONS

Exit the Market Place via Duck Hill. At the bottom, turn right. At the traffic lights turn left. Continue up Harrogate Road until the turning on the right for Lead Lane. Take the first turning on the left into Dudley Walk. Follow the road round and the property can be found on the left hand side, identified by the Joplings For Sale board.

A BIT ABOUT RIPON - Ripon is the third smallest city in England and is known for the imposing Cathedral, Ripon Racecourse and the nearby, Fountains Abbey and Studley Royal Gardens. Ripon Market Place is at the centre of the City with a variety of local shops and amenities within easy walking distance.

Ripon also benefits from a variety of Primary Schools, of which this school is in the catchment area of a Good Primary School. The primaries feed into the renowned Ripon Grammar School and The Outwood Academy..

Ripon History ... The town Bell-Man rings the Corn Bell on Thursday morning at 11am to officially announce the start of trading. The Hornblower (the Wakeman) blows his horn on each corner of the market Obelisk at 9pm every night to set the watch.

For those who commute ... Ripon has good links for the A1 and A19. The Number 36 bus leaves Ripon approximately every 15 minutes for Harrogate and then on to Leeds. For the train, Thirsk station is approximately 21 minutes or Harrogate station is approximately 29 minutes away. For travelling further afield, Leeds Bradford Airport is approximately 46 travelling distance.

## SERVICES

Mains Water and Drainage  
Electricity  
Gas central heating

## COUNCIL TAX

Council Tax Band C

## BROADBAND AND MOBILE PHONE

See Ofcom checker and Openreach website for more details.

## OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m  
Friday 9:00 to 5:00  
Saturday 9.00 a.m - 1.00 p.m  
Sunday Closed

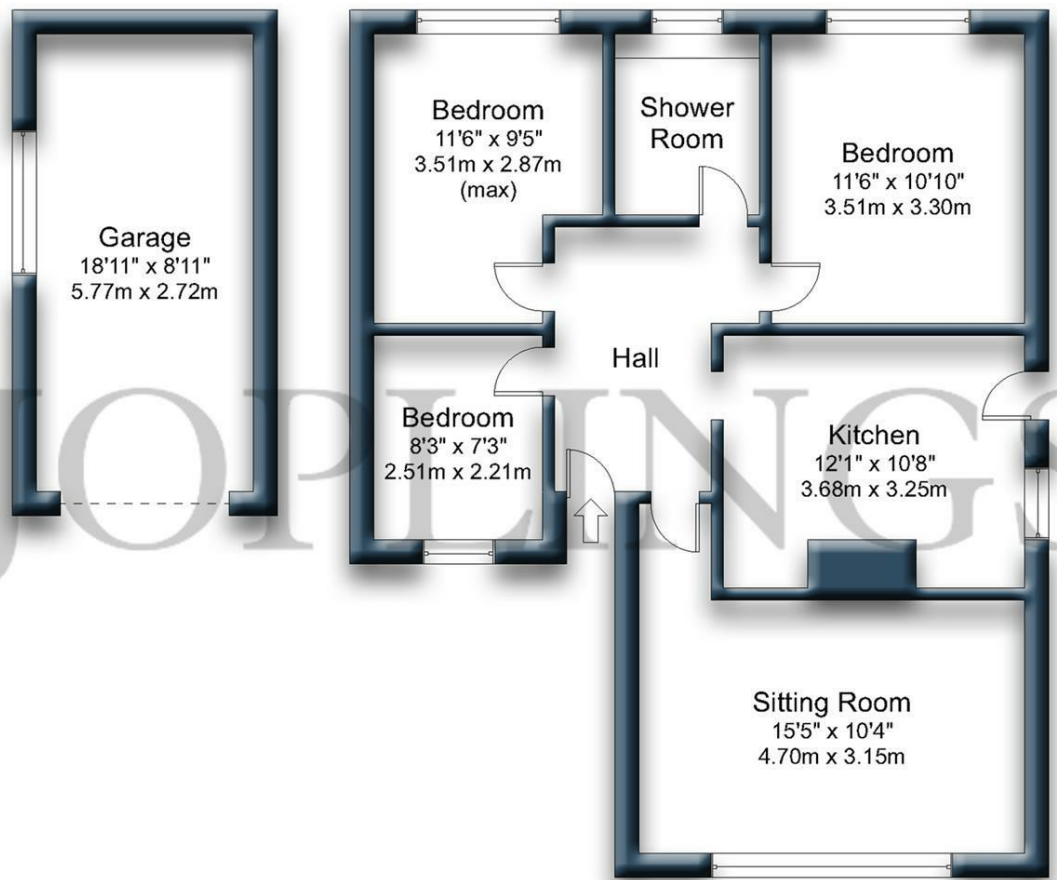
## JOPLINGS INFORMATION

Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.





# FLOOR PLANS



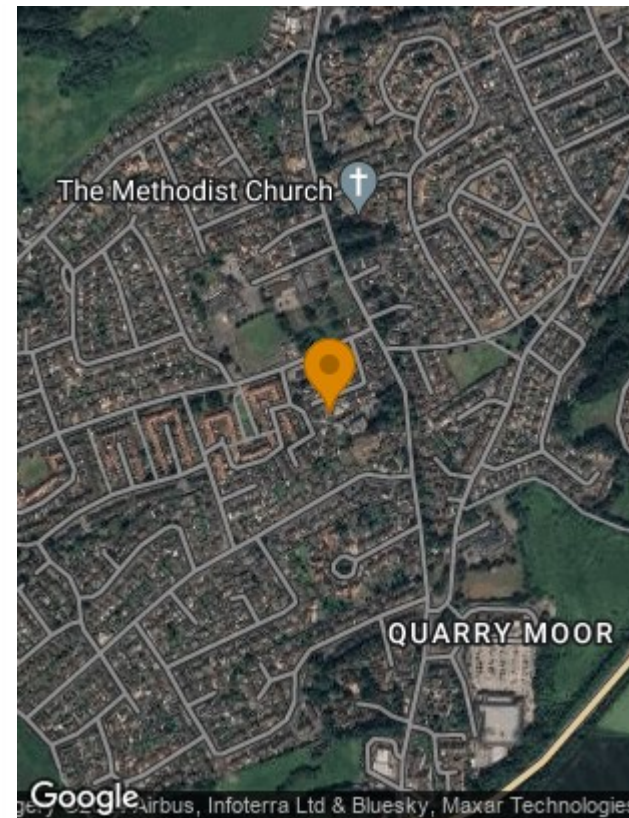
Gross internal floor area excluding Garage (approx.): 71.2 sq m (767 sq ft)

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# VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

# LOCATION MAP



# ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>71</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

## Joplings Property Consultants

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