



58 Skellbank, Ripon HG4 2PT  
Offers In The Region Of £190,000



**JOPLINGS**  
Property Consultants







## 58 SKELLBANK

### RIPON, HG4 2PT

Welcome to this charming one-bedroom house located in Ripon. This delightful property boasts a cosy reception room, perfect for relaxing after a long day. The house features a good sized double bedroom, ideal for a single person or a couple looking for a quaint home.

The property includes a lovely garden, providing a peaceful outdoor space to enjoy some fresh air or host gatherings with friends and family. Situated in a quiet cul-de-sac, you can relish the tranquillity of the surroundings.

Conveniently located within walking distance to the centre of the city, you will have easy access to local amenities, shops, and restaurants. Whether you're looking for a starter home or a cosy retreat, this property in Skellbank, Ripon, offers a wonderful opportunity to create your own haven.

The property comprises: living dining room, kitchen, one double bedroom and bathroom. It benefits from a garden and garage.

#### ENTRANCE

Part-glazed UPVC door gives access into the property.

#### PORCH

Cupboard housing the consumer unit. Radiator.

Door leading through to the living dining room.

#### LIVING DINING ROOM

UPVC double glazed window to the front. Gas fire set on a composite marble hearth and back with painted timber surround. Radiator.

Stairs leading to the First Floor.

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#### KITCHEN

UPVC double glazed window to the rear and a further UPVC part opaque glazed door giving access through to the rear porch. A range of base and wall units with coordinating work surface over. Stainless steel sink and drainer with mixer tap. Tiled splash backs. Electric single oven with gas hob over and extractor above. Space and plumbing for washing machine. Radiator.

Understairs storage cupboard with gas central heating boiler.

#### REAR PORCH

UPVC double glazed porch with door leading into the rear garden.

#### FIRST FLOOR

##### LANDING

UPVC double glazed window overlooking the rear garden.

##### BEDROOM

UPVC double glazed windows to the front. Wardrobes with mirrored doors. Built-in storage cupboard housing the hot water cylinder. Radiator.

##### BATHROOM

UPVC opaque double glazed window to the rear. Suite comprising: bath with shower mixer tap, pedestal wash hand basin and low-level WC. Partially tiled walls. Radiator.

##### OUTSIDE

##### TO THE FRONT

Path leading from the pavement to the front entrance door. The front of the property has a pretty gravel garden with mature borders, shrubs and magnolia tree. A gate leads through to the rear garden.







### **TO THE REAR**

Fenced boundaries with gate leading out to the garage. Continuation of the gravel garden sweeps along the side and rear of the property with mature planting.

### **GARAGE**

A single garage located within a block to the rear of the property.

### **COUNCIL TAX**

Council Tax Band B

### **SERVICES**

Mains Water and Drainage  
Electricity  
Gas central heating

### **BROADBAND AND MOBILE PHONE**

See Ofcom checker and Openreach website for more details.

### **PLANNING**

We would advise that you visit the NYC Planning Portal for further information regarding planning within this area.

### **OPENING HOURS**

RIPON - Monday - Thursday: 9.00 a.m. - 5.30 p.m.  
Friday: 9.00 a.m - 5.00 p.m  
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.

## **DIRECTIONS**

From Ripon city centre, leave the market place via Westgate. Turn left into Park Street and take the first turning on the left hand side onto Firby Lane. At the bottom of the hill, turn right and take the next turning on the left hand side into Skellbank. You will find the property on the left hand side.

### **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. It also benefits from a variety of Primary Schools which 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 is approximately 21 minutes or Harrogate is approximately 29 minutes away. For travelling further afield, Leeds Bradford Airport is approximately 46 minutes travelling distance.

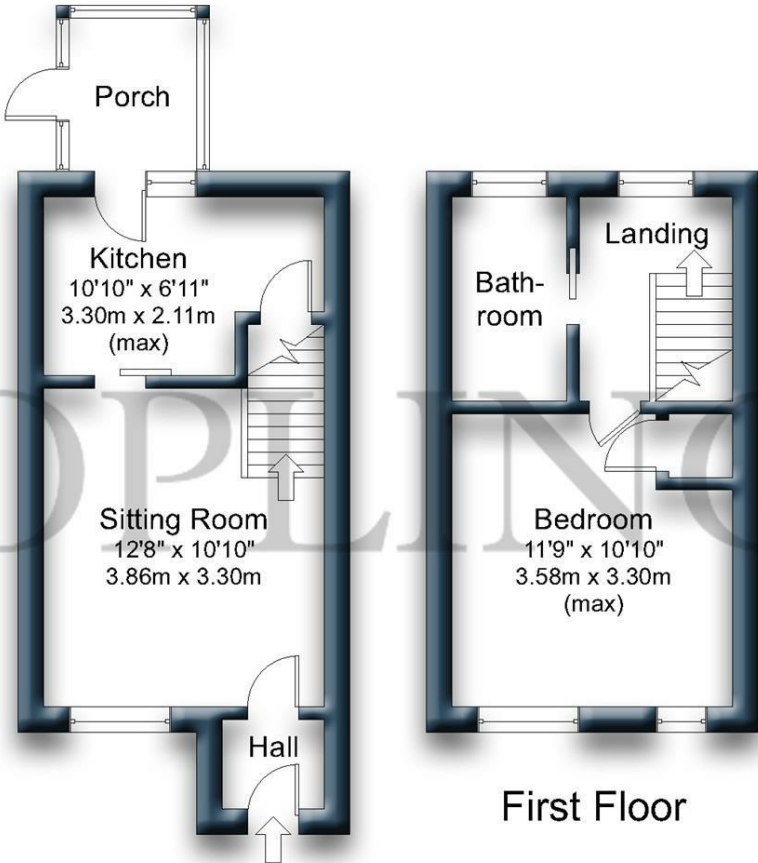








# FLOOR PLANS



**Ground Floor**

Gross internal floor area excluding Porch (approx.): 42.3 sq m (456 sq ft)

**First Floor**

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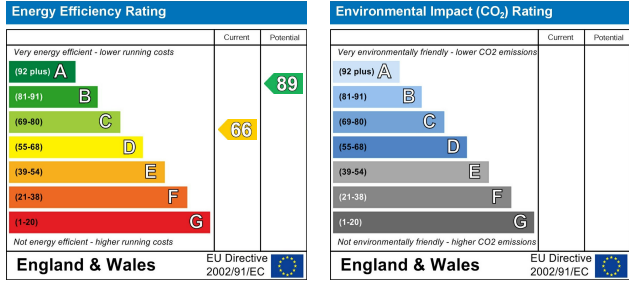
# VIEWING

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



# Joplings Property Consultants

10 North St, Ripon, HG4 1JY  
01765 694800  
ripon@joplings.com

19 Market Place, Thirsk YO7 1HD  
01845 522680  
thirsk@joplings.com

www.JOPLINGS.com

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