



19 Westgate, Ripon HG4 2AT
£349,950



JOPLINGS
Property Consultants



19 WESTGATE

RIPON, HG4 2AT

Welcome to this charming Grade 2 listed period cottage located in the heart of Ripon, Westgate. This delightful terraced property boasts two reception rooms, three cosy bedrooms, and two bathrooms, making it the perfect home for a family or those who love to entertain.

Stepping inside, you'll be greeted by the character and warmth of this period cottage, with its beautiful period features adding a touch of history and charm to the property. The two reception rooms offer ample space for relaxing and socialising, while the bedrooms provide a peaceful retreat at the end of the day.

One of the highlights of this cottage is its south-facing walled garden, a tranquil oasis where you can enjoy the sunshine and entertain guests in a private setting. Additionally, the property comes with parking for one vehicle, a rare find in the heart of Ripon.

Whether you're looking for a cosy family home or a charming retreat in a historic setting, this Grade 2 listed cottage in Westgate, Ripon, offers the perfect blend of character, comfort, and convenience. Don't miss the opportunity to make this enchanting property your own.

This property comprises: open-plan living dining kitchen to the ground floor. On the first floor there are two bedrooms, one with an ensuite WC and a shower room. The property also benefits from a first floor living room which could be used as a fourth bedroom, if required. To the second floor you will find the master bedroom with walk in dressing area and ensuite bathroom.

ENTRANCE

Timber front entrance door with double glazed panel above gives access to the property.

INNER PORCH

Tiled flooring. Recessed lighting. Radiator.

OPEN PLAN LIVING KITCHEN

KITCHEN

Timber double glazed window to the front. A range of contemporary white base and wall units with under shelf and under cupboard lighting. Glass work surface and glass splashback over. Integrated appliances comprising: dishwasher, electric Bosch oven and grill, fridge and gas range with 6 burners and oven below. Continuation of tiled flooring. Recessed lighting.

LIVING / DINING AREA

Double glazed windows and patio doors leading to the rear garden and a further timber double glazed door to the side. Continuation of tiled flooring with electric underfloor heating. Open fire with stone hearth. Radiators.

Stairs leading to the first floor.

GINNEL

Timber entrance door from Westgate gives access to the ginnel which gives a covered walk way through to a further door to the rear garden and an internal door leading through to the living/dining area. This useful area is used by the owners as a storage area. Having power and light, this area has space for a fridge, freezer, tumble dryer and plumbing and space for a second dishwasher and a washing machine. Gas central heating boiler. Consumer unit.

FIRST FLOOR



£349,950



LANDING

Recessed lighting. Internal window leading through to the living room. Glass bricks from the stairway leading through to the shower room.

SHOWER ROOM

Opaque window to the rear. Suite comprises: shower cubicle with Hansgrohe shower with rainfall shower head, Duravit counter top basin with mixer tap and low level WC. Glass work surface with under counter storage cupboard and shelving. Tiled splashbacks. Exposed beams. Tiled flooring with electric underfloor heating. Chrome ladder style towel rail.

LIVING ROOM

Timber double glazed windows to the front. Window seat. Shelved alcoves. Exposed beams. Recessed lighting. Radiators. Fireplace with stone hearth. The Vendor has informed us that this fireplace could easily be converted back to an open fire.

(This room could also be used as a further bedroom)

BEDROOM TWO

(narrowing to 7'1 x 8'1)
Steps leading down from the landing into an L-shaped room with timber double glazed window to the side. Open fire with stone hearth. Recessed lighting. Radiator.

WC

Timber double glazed window to the rear. Comprising: Counter top basin with mixer tap and hidden cistern WC. Under counter storage cupboards. Recessed lighting.

BEDROOM THREE

Timber double glazed window to the front. Built in storage cupboards and shelving. Radiator.

SECOND FLOOR

MASTER BEDROOM

Timber double glazed window to the side. Exposed beams and rafters. Recessed lighting. Radiator.

Steps leading down to ...

WALK IN WARDROBE / DRESSING ROOM

Conservation rooflight window. Hanging rails. Recessed lighting. Exposed beams. Hot water cylinder. Radiator.



ENSUITE BATHROOM

Velux Conservation rooflight window. Suite comprising: Contemporary free standing bath with mixer tap, oval counter top basin with mixer tap and hidden cistern WC. Glass work surface with under counter drawer storage. Open fire. Tiled flooring. Exposed beams. Recessed lighting.

OUTSIDE

TO THE REAR

As you access the garden through the patio doors there is a sandstone paved patio area with built in barbeque and seating with exterior socket and lighting, perfect for al-fresco dining. Stepping stones take you across a well lit water feature, planted with a variety of marginal and aquatic planting through to the South Facing, walled kitchen garden with raised beds planted with herbs and various soft fruits, for example raspberry and blackberry and a range of apple trees, pear, quince, damson and fig. Hartley Botanic greenhouse with power points.

PARKING

One parking space to the rear of the garden is accessed through the garden gate. There is a possibility of parking two cars in tandem.

SERVICES

Mains Water
Electricity
Drainage
Gas central heating

COUNCIL TAX

Council Tax Band C

OPENING HOURS

RIPON:
Monday -Thursday 9.00 a.m - 5.30 p.m
Friday 9.00am - 5.00pm
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 North Street follow the road straight on through the Market Square and keep right. After the Traffic Lights you are on Westgate and the property No.19 Westgate is situated on the left hand side, opposite The Ripon Book Shop.

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 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.



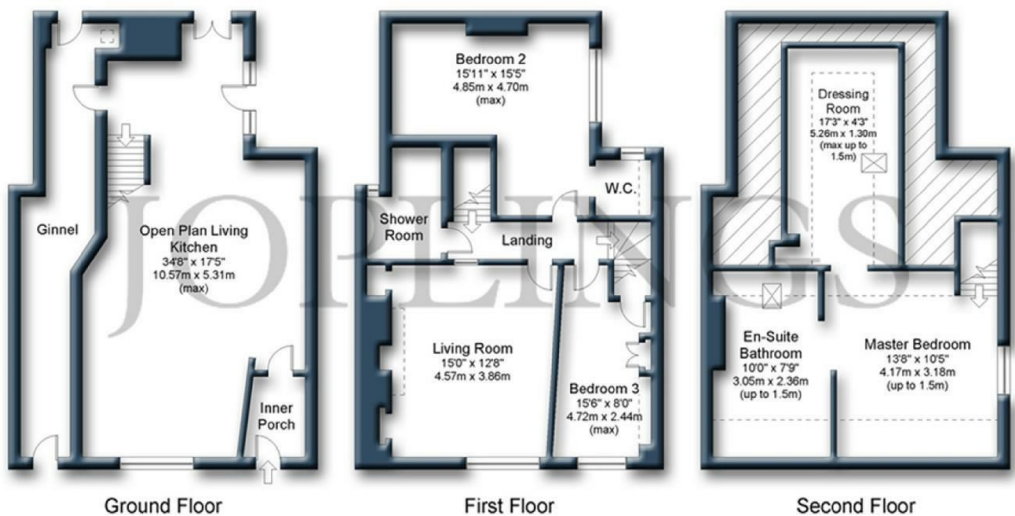


T.J.'s
HAIR SALON

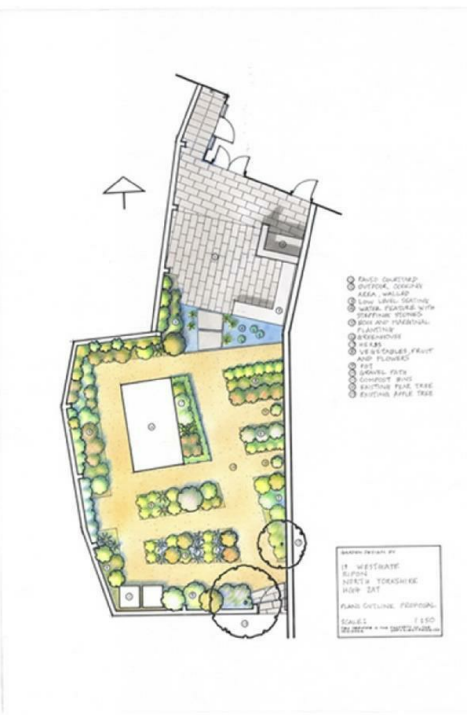
19

18

FLOOR PLANS



Gross internal floor area excluding Ginnel & Eaves (approx.): 143.2 sq m (1,541 sq ft) Not to Scale. Copyright © Apex Plans.



LOCATION MAP



VIEWING

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

ENERGY PERFORMANCE GRAPH

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

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

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.