



32 Newby Street

Ripon HG4 1QH

ATTENTION ALL BUYERS/INVESTORS *** A light and airy well presented and recently decorated two/three bedroom mid terraced property is situated in a tucked away location within walking distance to Ripon City Centre. This well laid out property benefits from kitchen dining room, lounge with open fire, usable loft space, double glazing, gas central heating, new boiler and an enclosed low maintenance court yard garden. The property briefly comprises: Front door leading into entrance hall, lounge, kitchen dining room, two/three bedrooms, spacious bathroom and a usable loft space currently utilised as bedroom three. Externally: Enclosed low maintenance rear court yard garden with walled perimeter and rear access gate. An ideal property to suit a wide range of buyers. **NO CHAIN !!!**

Asking Price £180,000

32 Newby Street

Ripon, HG4 1QH



- MID TERRACED PROPERTY
- LOUNGE WITH OPEN FIRE
- USUABLE LOFT ROOM
- TO SUIT A WIDE RANGE OF BUYERS
- TWO/THREE BEDROOM HOUSE
- SPACIOUS BATHROOM
- CLOSE TO RIPON CITY CENTRE
- KITCHEN DINING ROOM
- ENCLOSED PATIO GARDEN
- NO CHAIN !!!

FRONT DOOR

Double glazed door leading into;

ENTRANCE HALL

2'10" x 3'9" (0.86m x 1.14m)

Stairs leading to the first floor, double radiator.

LOUNGE

11'10" x 11'5" (3.61m x 3.48m)

Double glazed window to front aspect, double radiator, ceiling coving, dado rail, feature fire place with tiled inset and hearth, housing open fire.

KITCHEN DINING ROOM

12'9" x 15'2" (3.89m x 4.62m)

Range of wall and base units with work surface over, integrated four ring gas hob and oven with extractor hood over, space and plumbing for washing machine, sink unit housing stainless steel sink and drainer with taps, wall mounted combi boiler, under stairs storage cupboard, radiator, ceiling coving, two x double glazed windows and double glazed door to rear aspect.

FIRST FLOOR

Stairs leading to second floor.

BEDROOM ONE

11'8" x 11'5" (3.56m x 3.48m)

Double glazed windows x two to front aspect, radiator, ceiling coving, picture rail, built in over stairs wardrobe with cupboards above.

BEDROOM TWO

9'9" x 8'3" (2.97m x 2.51m)

Double glazed window to rear aspect, overstairs storage, dado rail, ceiling coving, double radiator.

BATHROOM

9'3" x 6'5" (2.82m x 1.96m)

White suite comprising; corner bath with taps, low level W.C., pedestal hand wash basin and taps, radiator, ceiling coving, double glazed window to rear aspect.

SECOND FLOOR

LOFT ROOM/BEDROOM THREE

10'8" x 13'8" (3.25m x 4.17m)

Velux window to the front aspect, feature brick chimney breast wall, exposed beams, eaves storage cupboard.

EXTERNALLY

PATIO GARDEN

Enclosed rear patio garden with walled perimeter, shed, and gated access to rear.

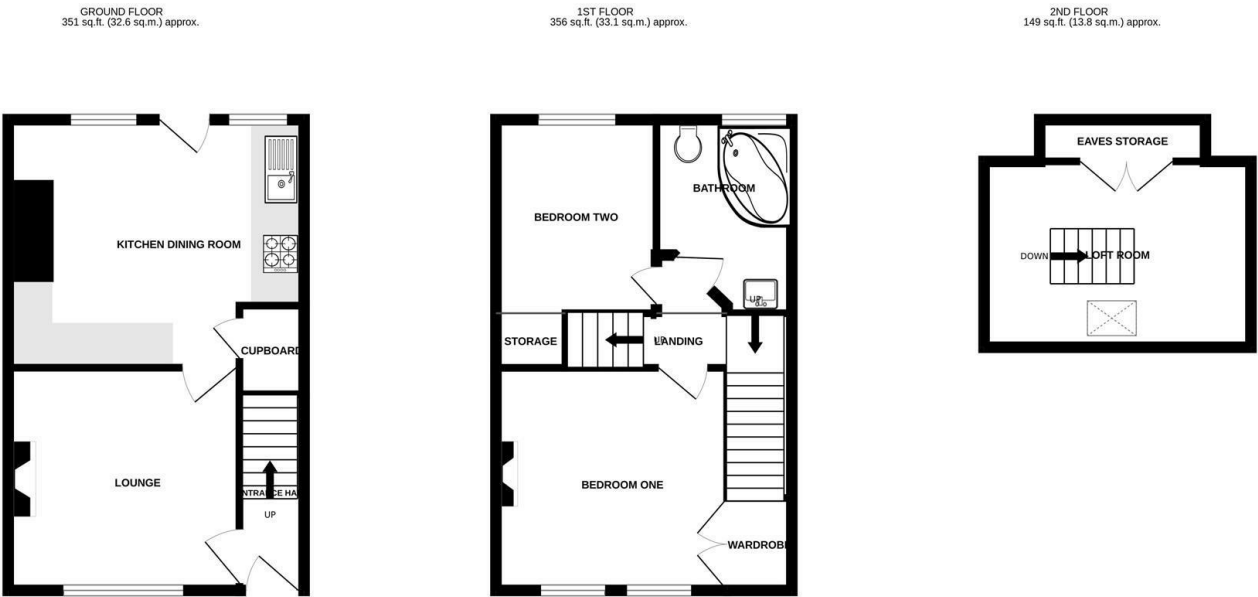
AGENTS NOTES

On Street Parking Available.
Council Tax Band B.





Floor Plan



TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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