

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**12 St. Wilfrids Place, Ripon, HG4 2AQ**

**Asking Price £150,000**

**Property Images**

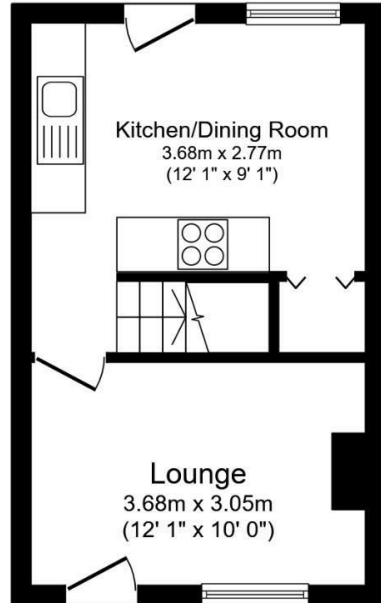


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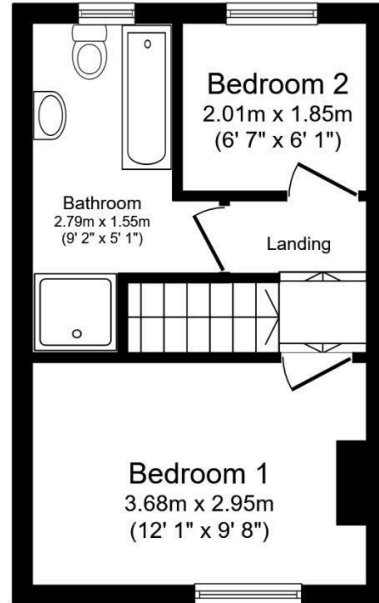
Property Images

## Floorplan



**Ground Floor**

Floor area 22.8 sq.m. (245 sq.ft.)



**First Floor**

Floor area 22.8 sq.m. (245 sq.ft.)

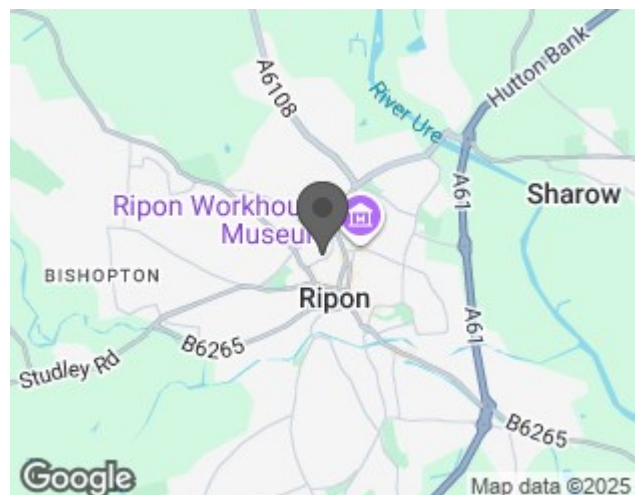
Total floor area: 45.6 sq.m. (491 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

### Charming Two Bedroom Terraced Home in the Heart of Ripon

Ideally situated in the centre of Ripon, this traditional style two bedroom terraced property offers convenient access to a wide range of local amenities, including shops, restaurants and bars – all just a short stroll away.

The ground floor accommodation comprises a welcoming lounge and a spacious dining kitchen, complete with built in hob and oven, providing an excellent space for both everyday living and entertaining.

To the first floor, there is a generous double bedroom, a single bedroom and a modern bathroom featuring both a bath and a separate shower.

Externally, the property benefits from a rear yard, while on street parking to the front is available via a residents' permit.

This well located and characterful home is ideal for first time buyers, professionals or investors seeking a central Ripon location with traditional charm.

## Features

• TRADITIONAL TERRACE HOUSE • CENTRAL LOCATION • TWO BEDROOMS • DINING KITCHEN • LOUNGE • BATH AND SHOWER ROOM • REAR GARDEN