



1 Park Square

Ripon, HG4 1PN

Close to canal side walks yet within easy reach of Ripon we are pleased to offer for sale a well presented two bedroom mid terraced property in a central hidden location close to the heart of Ripon and all amenities. The property benefits from two double bedrooms, off street parking space, gas central heating, double glazing. Briefly comprises: Entrance door, hallway, lounge, kitchen. Stairs leading to lower ground bedroom. Stairs to the first floor: Double bedroom, study area, bathroom. Externally: Designated parking space. This home will suit a wide range of buyers and must be viewed.

Asking Price £155,000

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- MID TERRACED PROPERTY
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN + BATHROOM
- DOUBLE GLAZING + GAS CENTRAL HEATING
- DESIGNATED PARKING SPACE
- HIDDEN CENTRAL LOCATION
- CLOSE TO ALL AMENITIES
- CLOSE TO CANAL SIDE WALKS

ENTRANCE DOOR

Double glazed front door leading into:

ENTRANCE HALL

Giving access to:

LOUNGE

11'8" x 14'9" (3.56m x 4.50m)
Double glazed window to front aspect, double radiator, feature fireplace with cast iron inset and hearth, stairs to first floor.

KITCHEN

13'8" x 7'10" (4.17 x 2.39)
A range of modern wall and base units with roll top work surface over, belfast sink with swivel mixer tap, five ring gas hob with cooker hood over, double oven, space for upright fridge freezer, space and plumbing for washing machine, radiator, tiled floor, double glazed window to front aspect.

LOWER GROUND BEDROOM

15'4" x 11'0" (4.67 x 3.35)
Double glazed window, radiator.

FIRST FLOOR

Airing cupboard housing hot water tank, velux window.

DOUBLE BEDROOM

11'11" x 11'9" (3.63 x 3.58)
Double glazed window to front aspect, radiator, stripped floor boards, two storage cupboards.

STUDY

With work surface, light and power point.

BATHROOM

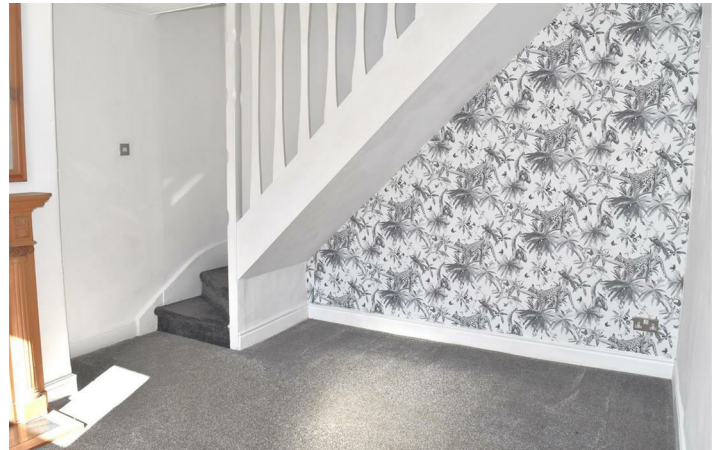
White suite comprising: Panelled bath with over head shower, low level W.C., vanity unit housing basin and tap, wall mounted heated towel rail, double glazed window to front aspect.

EXTERNALLY

Small area outside the front of the property providing space for seating.

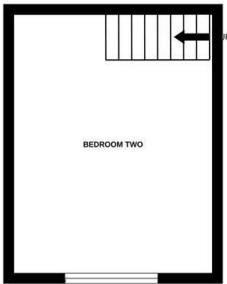
PARKING SPACE

Designated off street parking space.



Floor Plan

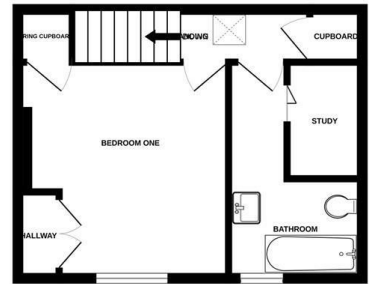
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



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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