



23 Water Skellgate

Ripon, HG4 1BH

NEW PRICE!!! A spacious two/three bedroom mid-terrace property within walking distance to Ripon City Centre and all its amenities. The property benefits from large reception room and dining room with feature fireplaces, downstairs study/bedroom three, double glazing, gas central heating, enclosed rear courtyard garden. Briefly comprising; entrance door, lounge with feature fireplace, inner hallway, dining room with feature fireplace, galley kitchen, study/bedroom three. To the first floor; two double bedrooms and large modern house bathroom. Externally; enclosed front gravelled garden and rear enclosed elevated courtyard garden. A lovely home that must be viewed to show space on offer. **NO CHAIN!!!**

Asking Price £195,000

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- NEW PRICE + NO CHAIN + SPACIOUS THROUGHOUT
- TWO DOUBLE BEDROOMS
- ELEVATED COURTYARD PATIO GARDEN
- CLOSE TO ALL AMENITIES
- MID TERRACED TWO/THREE BEDROOM HOUSE
- STUDY/BEDROOM THREE
- DOUBLE GLAZING + GAS CENTRAL HEATING
- TWO RECEPTION ROOMS + GALLEY KITCHEN
- LARGE MODERN HOUSE BATHROOM
- WALKING DISTANCE TO RIPON CITY CENTRE

ENTRANCE DOOR

Double glazed front door leading into;

LOUNGE

12'01" x 12'01" (3.68m x 3.68m)

Double glazed window to front aspect, feature fire place, radiator, cupboard housing meter.

INNER HALL

Stairs leading to first floor.

LOUNGE DINING ROOM

12'10" x 12'1" (3.91m x 3.68m)

Double glazed window to rear aspect, feature fire place, large understairs storage cupboard and two further storage cupboards with shelving, radiator.

KITCHEN

5'11" x 13'0" (1.80m x 3.96m)

Range of wall and base units with work surface over, sink unit housing bowl and drainer with swivel mixer tap. gas cooker point, cupboard

housing central heating boiler, tiled

floor, double radiator, under counter space and plumbing for washing machine, double glazed window and door to rear garden.

STUDY/BEDROOM THREE

9'09" x 6'0" (2.97m x 1.83m)

Double glazed window to side aspect, double radiator, tiled floor.

FIRST FLOOR

Radiator, loft access.

BEDROOM ONE

12'0" x 12'2"" (3.66m x 3.71m")

Double glazed window to front aspect, cast iron feature fire place, radiator, dado rail, built in over stairs storage cupboard.

BEDROOM TWO

12'10" x 8'0" (3.91m x 2.44m)

Double glazed window to rear aspect, radiator.

BATHROOM

6'0" x 9'0" (1.83m x 2.74m)

White suite comprising; panelled bath and taps, enclosed shower cubicle with mains shower over, low level W.C., pedestal hand wash basin and taps, wall mounted heated towel rail, double glazed window to rear aspect,

EXTERNALLY

FRONT GARDEN

Enclosed low maintenance gravelled and planting area with walled perimeter.

REAR ENCLOSED COURTYARD

Elevated decked and patio area with fenced perimeter, raised borders, outside tap and gated access,

AGENTS NOTES

Council Tax Band B.

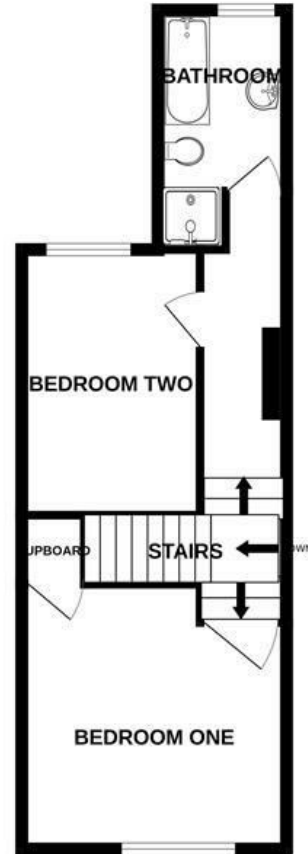


Floor Plan

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
High energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	