



1 Park Square

Ripon, HG4 1PN

PROPERTY FOR SALE WITH TENANT IN SITU !!! 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. INVESTMENT OPPORTUNITY !!!

Asking Price £145,000

1 Park Square

Ripon, HG4 1PN



- FOR SALE WITH TENANT IN SITU !!!
- MODERN KITCHEN + BATHROOM
- DOUBLE GLAZING + GAS CENTRAL HEATING
- INVESTMENT OPPORTUNITY !!!
- MID TERRACED PROPERTY
- DESIGNATED PARKING SPACE
- CLOSE TO CANAL SIDE WALKS
- TWO DOUBLE BEDROOMS
- HIDDEN CENTRAL LOCATION
- CLOSE TO ALL AMENITIES

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.

AGENTS NOTES

PROPERTY FOR SALE WITH TENANT IN SITU !!!

Achieved Rent £800 per calendar month

Investment opportunity





Floor Plan



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.
Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

