



00 Silver Street, Ripon, HG4 4DX Offers in excess of £357,500

**** OFFERED WITH NO ONWARD CHAIN - SEMI DETACHED HOME ****

In the pretty historical city of Ripon, North Yorkshire lies this traditional and spacious semi detached home. The location will suit many and this home is currently used as a holiday let, therefore a great investment and a central location to visit the many attractions the city has to offer and the beautiful countryside beyond. Situated within good reach of the local shops, super market, bars, restaurants and schools, this home will appeal to many and we recommend an early inspection. The A1 is a short drive away also providing good access to Harrogate and York.

The accommodation which is set on 4 floors briefly consists: LOWER GROUND FLOOR: Dining living area with central fireplace and bay window, opening into the spacious and modern fitted kitchen with plenty of preparation space, wall units and storage along with an opening into a utility area and access to the garden. A downstairs WC complete this living space. GROUND FLOOR: Welcoming entrance hall with doors leading to a spacious living room with bay fronted window, sitting room and bedroom four/study. Stairs then lead to the FIRST FLOOR LANDING with the master bedroom with modern en-suite and house bathroom. Stairs then lead to the SECOND FLOOR: Bedroom three with useful under eaves storage.

Outside to the rear is an enclosed garden laid with patio seating and lawn with mature shrubs and open aspect.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

