

# HUNTERS®

HERE TO GET *you* THERE

**35 Newby Street, Ripon, HG4 1QH**

**Asking Price £170,000**

**Property Images**



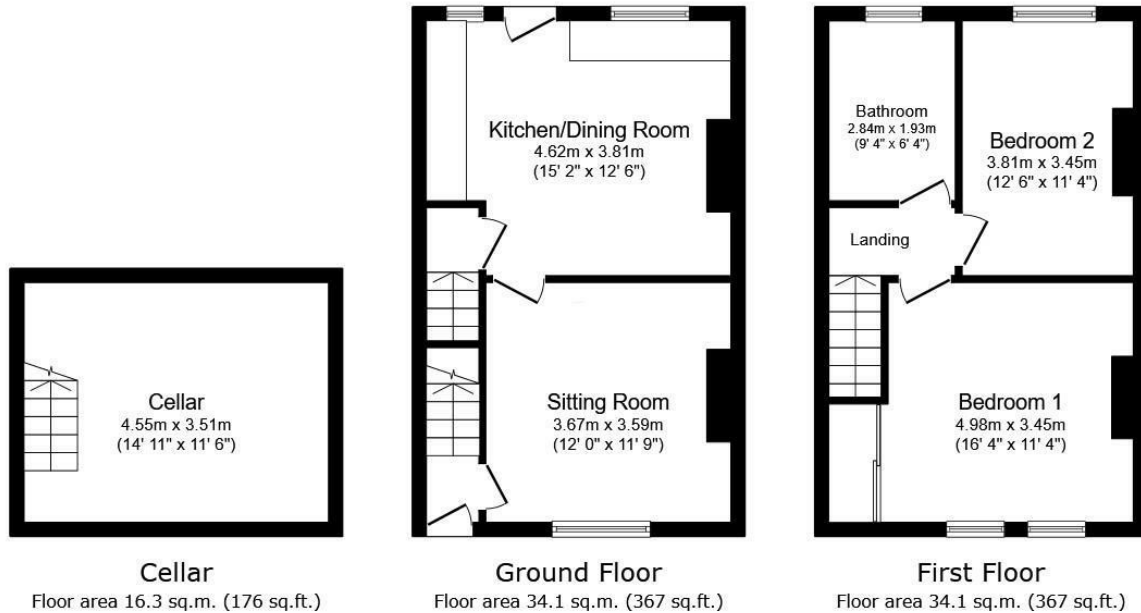
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## Property Images



## Floorplan



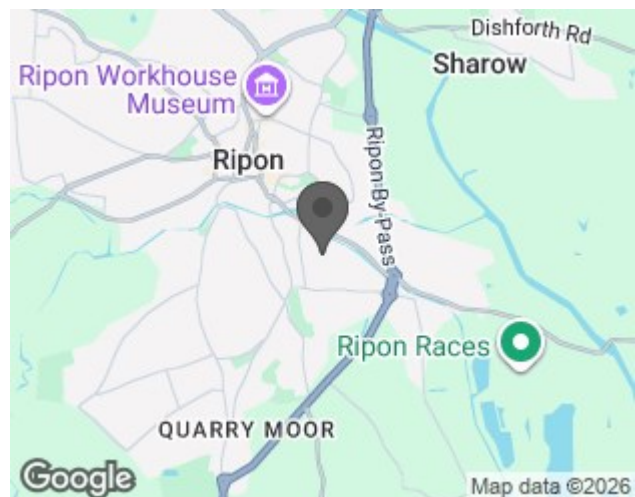
Total floor area: 84.6 sq.m. (910 sq.ft.)

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>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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

Situated in a quiet cul-de-sac in the heart of Ripon, this deceptively spacious traditional style terraced home offers charming accommodation, ideal for first time buyers, downsizers, or investors alike.

The property opens into an entrance hall leading through to a well proportioned lounge, featuring an attractive ornamental fireplace and a bright, welcoming atmosphere. To the rear, a generous dining kitchen provides ample space for modern family living, with a Belfast style sink, space for a Range style cooker, and direct access down steps to a large cellar—offering excellent storage potential.

Upstairs, there are two good sized double bedrooms, including a spacious master bedroom with fitted wardrobes. A contemporary bathroom with stylish fittings completes the first floor accommodation.

Externally, the rear garden is enclosed and thoughtfully designed with low maintenance artificial grass, a patio area, a garden shed for additional storage, and pleasant views overlooking the allotments beyond—creating a peaceful outdoor retreat.

This characterful home blends traditional charm with modern comfort and enjoys a tucked away position within easy reach of Ripon's many amenities. Early viewing is highly recommended.

## Features

• TRADITIONAL STYLE TERRACE HOUSE • TWO DOUBLE BEDROOMS • HOUSE BATHROOM • LOUNGE • DINING KITCHEN • CELLAR • REAR GARDEN • CUL DE SAC LOCATION