



1 Bondgate Green Close, Ripon HG4 1QX

Guide Price £189,950

LARGER THAN AVERAGE CORNER PLOT AND EXTENDED TO THE REAR TO PROVIDE A SUPERB OPEN PLAN KITCHEN/DINING/LIVING AREA

An excellent, three bedroom Town House situated at the end of a short terrace, which has been sympathetically extended to the ground floor, and in a corner position with larger than average gardens, and garage in a convenient location approx three quarters of a mile from Ripon's historic centre.

PROPERTY PARTICULARS

A great opportunity for those purchasers looking for a family home is this excellent, three bedroom Town House situated at the end of a short terrace of similar properties, in a larger than average corner plot, with gardens and garage (NB: There is potential to build a garage to the side of the property, subject to the necessary planning consents and if purchasers wish to do so the current garage, situated in a block to the rear of the terrace, is optional) and conveniently placed, approx three quarters of a mile from Ripon's historic centre.

The property has been much improved over recent years including a sympathetically designed extension to the rear to create an open plan Fitted Kitchen/Dining/Living Area and Shower Room/WC.

The accommodation more fully comprises: Entrance Porch, inner Hall, Lounge, Fitted Kitchen/Dining/Living Room, Shower Room/WC, three Bedrooms and house Bathroom.

Further advantages include cavity wall insulation, uPVC double glazing, gas heating via radiators, Maple style kitchen units, principally, laminate floors to the ground floor, large, built in cupboard in Living Room providing useful storage, enclosed gardens to the front and rear, the latter and side offering some privacy and garage, positioned in a block to the rear of the terrace.

Ripon is one of England's smallest cities and is recognised for its majestic Cathedral, central Market Square with Obelisk and has a mix of period and modern architecture. Shopping centres mainly around the Market Square, Fishergate, North Street and Westgate. A variety of other services and recreational amenities can be found including, banks, building societies, Doctors, Dentists, Ripon Spa Baths, Leisure Centre, Racecourse etc. along with excellent schools, notably Ripon Grammar. Now by-passed, Ripon is ideally placed for commuting to the major business centres of West Yorkshire and Teesside and the acclaimed A1/M1 link road makes travelling further afield more accessible.

GROUND FLOOR

Entrance Porch: Via part glazed uPVC entrance door with chrome furniture. Side window. Built in cupboard providing useful storage. Beech style laminate flooring.

Inner Hall: Stairs leading to the first floor. Radiator.
Lounge: Window to the front elevation. Central feature ornamental fireplace housing coal-effect electric fire. TV and telephone points. Radiator.

Fitted Kitchen/Dining Room: Window to the side elevation. A comprehensive range of Maple style units are fitted at floor and wall heights with laminate working surfaces and inset 1.5 bowl, stainless steel sink. Breakfast bar. Built in electric oven with four range hob and extractor over. Integrated dishwasher. Space for fridge/freezer. Wall shelves. Oak style laminate flooring. Radiator. Open to:

Living/Family Room: Window to the rear elevation and Velux roof light. Pine doored, double cupboard providing useful storage and housing wall mounted, gas fired boiler serving heating via radiators and domestic hot water, plumbing for washing machine, linen shelves and further double cupboard over. Cloak hooks. Oak style flooring. uPVC, half glazed stable door leading to the gardens.

Shower Room/Cloakroom: Small window to the rear elevation. Three piece contemporary style White suite comprising low level WC, vanity wash hand basin with mirror over; and walk in shower cubicle. Spotlights. Chrome taps and fittings including "ladder" style heated towel rail. Extractor fan.

FIRST FLOOR

Landing: Access to roof void via drop-down timber ladder, being part boarded and light connected. Hot water tank.

Bedroom 1: Window to the front elevation with lovely view of Ripon's majestic cathedral. Radiator.

Bedroom 2: Windows to the rear and side elevations. Oak style flooring. Radiator.

Bedroom 3: Window to the front again enjoying a lovely view of Ripon's majestic cathedral. Built in single wardrobe providing hanging space and shelf.

Bathroom: Opaque window to the rear elevation. Three piece Whisper Cream suite comprising pedestal wash hand basin, low level WC and panelled bath. With plumbed shower and curtain over. Brass taps and fittings. Contrasting ceramic wall tiles with patterned border. Beech style laminate flooring. Chrome "ladder" style heated towel rail.

OUTSIDE

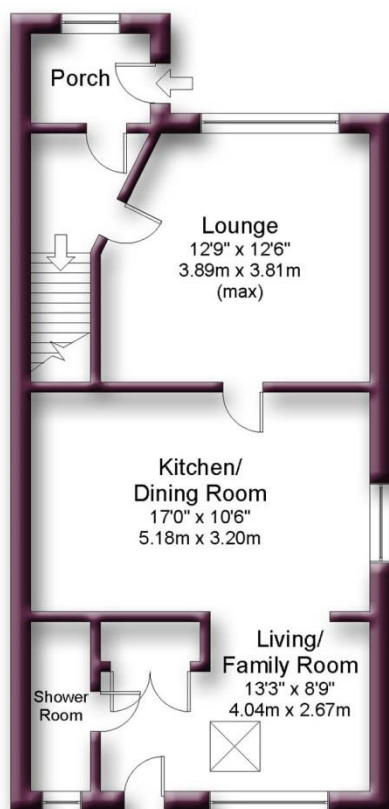
Gardens: The property benefits from a corner position and enclosed gardens to the front, side and rear. The front garden is enclosed within enclosed fencing with pedestrian access gate and gravelled for ease of maintenance. The side garden is within high, conifer hedging affording privacy and mainly laid to lawn. The rear garden is paved, ideal for entertaining, relaxing, BBQ etc.

Garage: Single garage, being the first one in a block situated at the rear of the terrace: NB: There is scope to build a garage/driveway to the side of the property, subject to the necessary planning consents, therefore if purchasers do not wish to buy the garage the price will be reduced accordingly.

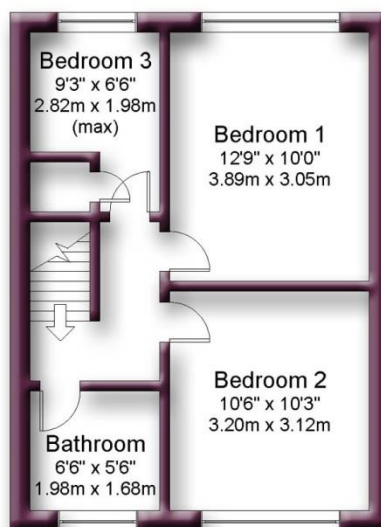
Directions: From the Cathedral roundabout take the second exit into Bondgate Green and proceed over the river bridge. Then take the first right into Bondgate Green Close, proceed again for approx. 350 yards and turn right again into Bondgate Green Close, where number one is the first on the left hand side, as indicated by the Vinden estates For Sale board.

Viewing: Strictly by appointment with Vinden estates on 01765 606885.

Agents Notes: The purchaser will be required to provide information regarding the source of funding as part of the Offer handling procedure.



Ground Floor



First Floor

Not to Scale. Copyright © Apex Plans.

Please note: none of the services, fittings or equipment has been tested and no warranties are given unless specified by the vendor. Fittings are as stated on these sales particulars. The extent of boundaries are subject to verification of the deeds by prospective purchasers. There is a three inch tolerance (or metric equivalent) of the measurements given but these should not be entirely relied on and purchasers must take their own measurements when ordering carpets or other floor coverings.

