Sherringtons
Sales & Lettings









5 Kensington Mews North Road

Ripon, HG4 1JR

A fantastic opportunity to purchase a spacious and attractive four bedroom town house situated within walking distance of the heart of Ripon City Centre and close to all local amenities. The property benefits from a central location, off street parking, gas central heating, double glazing and an enclosed rear garden. Briefly comprises: Entrance door leading into hallway, cloakes W.C., open plan kitchen dining room. Stairs to first floor; lounge, master bedroom with ensuite shower and raised balcony seating area. Stairs to second floor; three further bedrooms, house bathroom. Externally: Integral garage, driveway providing off street parking and an enclosed rear garden with a rear access pathway.

Asking Price £350,000

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- MODERN TOWN HOUSE CLOSE TO CITY CENTRE
- MASTER BEDROOM WITH ENSUITE + BALCONY
- ENCLOSED REAR GARDEN
- FOUR BEDROOMS
- DRIVEWAY PROVIDING OFF STREET PARKING
- GAS CENTRAL HEATING + DOUBLE GLAZING
- OPEN PLAN KITCHEN DINING ROOM
- INTEGRAL GARAGE
- GREAT LOCATION WITH EASY COMMUNTER ACCESS

FRONT DOOR

Leading into;

ENTRANCE HALL

23'0" x 7'2" max (7.01m x 2.18m max)
Double radiator, phone point, stairs leading to first floor, understairs storage and a further storage cupboard, door leading to integral garage.

CLOAKES/W.C.

3'2" x 3'3" (0.97m x 0.99m)
White suite comprising; low level W.C., wall mounted corner sink and mixer tap, radiator, extractor fan.

DINING AREA

15'8" x 10'3" (4.78m x 3.12m)
Double radiator x two, tiled floor, double doors leading out to rear garden. Open plan to;

KITCHEN

11'1" x 7'7" (3.38m x 2.31m)
Range modern wall and base units with work surface over, unit housing stainless steel sink with swivel mixer tap, integrated four ring gas hob and oven with extractor hood over, integrated dishwasher, fridge freezer and washing machine. Breakfast bar and wood framed double glazed window to rear aspect.

FIRST FLOOR

Double radiator, stairs leading to second floor.

LOUNGE

15'9" x 15'1" max (4.80m x 4.60m max)
Wood framed double glazed windows x two to front aspect, feature fire place housing gas fire, ceiling coving, double radiator.

BEDROOM ONE

15'8" x 11'3" (4.78m x 3.43m)
Wood framed double glazed window x two to rear aspect, double radiator, double doors leading out to raised patio balcony.

ENSUITE SHOWER ROOM

5'10" x 7'10" (1.78m x 2.39m)
White suite comprising; pedestal hand wash basin and mixer tap, low level W.C., corner shower cubicle with mains shower, heated towel rail, tiled floor, extractor fan, inset ceiling spot lights, built in airing cupboard.

SECOND FLOOR

Loft access.

BEDROON TWO

7'11" x 17'2" (2.41m x 5.23m)
Wood framed double glazed window to rear aspect, double radiator, built in wardrobes.

BEDROOM THREE

15'4" x 8'1" (4.67m x 2.46m)
Wood framed double glazed window to front aspect, double radiator, built in wardrobes.

BEDROOM FOUR

7'4" x 13'0" (2.24m x 3.96m)
Wood framed double glazed window to front aspect, double radiator.

BATHROOM

10'10" x 7'6" (3.30m x 2.29m)
White suite comprising; Panelled bath with over head shower attachment, low level W.C., inset basin with mixer tap, wall mounted towel rail, inset ceiling spot lights, extractor fan, wood framed double glazed window to rear aspect.

INTEGRAL GARAGE

7'8" x 17'4" (2.34m x 5.28m)
Up and over garage door, light and power with door giving access to hallway.

EXTERNALLY

REAR ENCLOSED GARDEN

Enclosed patio and lawned garden with fenced perimeter and rear access pathway, shed, water tap.

DRIVEWAY

Blocked paved open parking area providing off street parking for two cars.



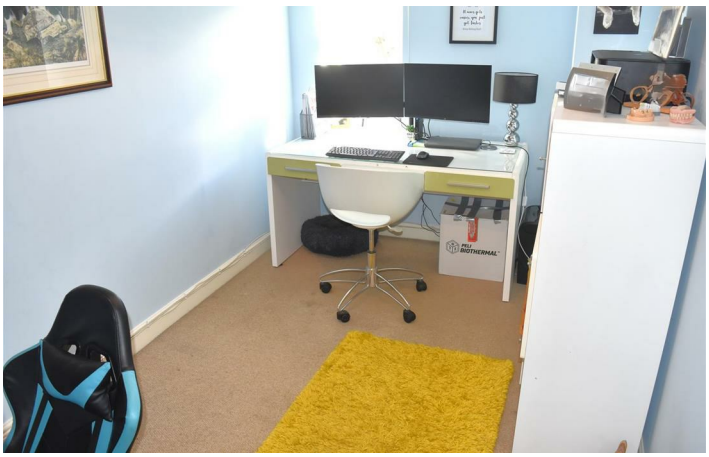














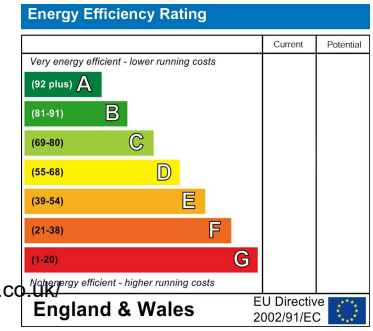
Floor Plan



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 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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