



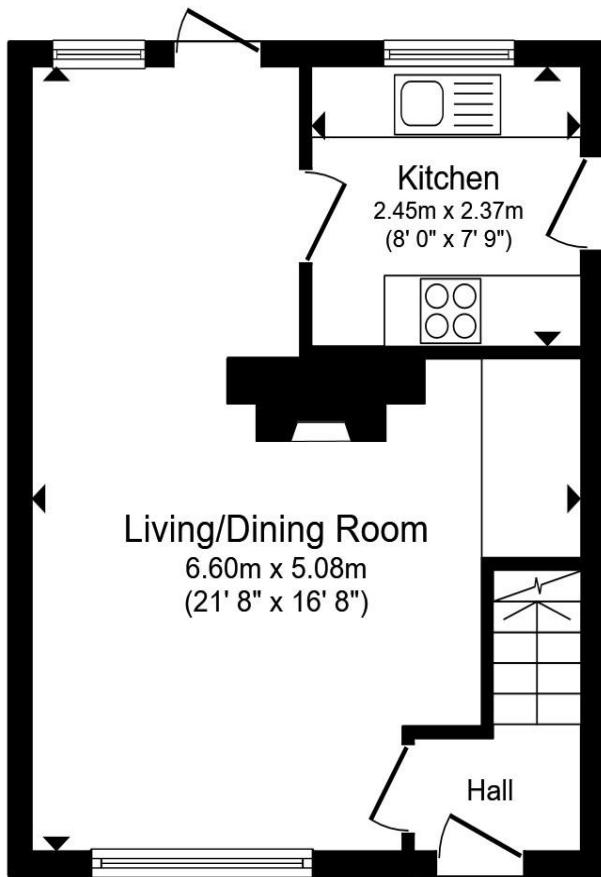
Marina Way, Ripon HG4 2LJ

welcome to
Marina Way, Ripon

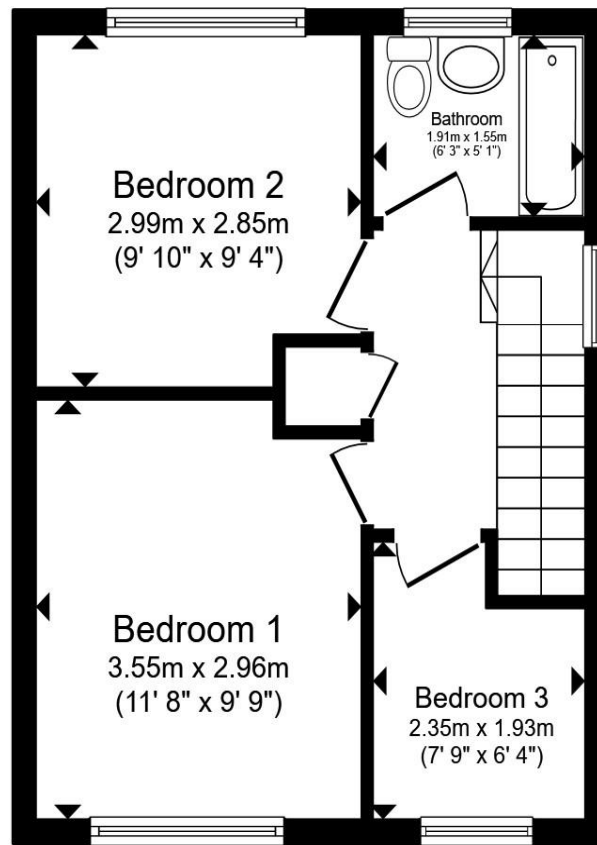
We are delighted to bring to the market this three-bedroom semi-detached home, ideally located within a popular residential area of the historic cathedral city of Ripon. The city is renowned for its magnificent cathedral, attractive market square and a variety of independent shops and cafés, offering the perfect balance of rich heritage and everyday convenience. Surrounded by beautiful countryside and ideally placed for access to the Yorkshire Dales and nearby National Trust attractions, Ripon is particularly appealing to those who enjoy outdoor pursuits, while also benefiting from excellent schools, amenities and transport links to Harrogate, Leeds and beyond—making it a highly desirable place to call home.

The property offers well-proportioned accommodation comprising an entrance hall, living room open to a dining area, kitchen, three first-floor bedrooms and bathroom. Externally, there is a lawned garden to the front with driveway parking, along with a rear lawned garden featuring fencing, pathway and garden shed. Sure to appeal to a variety of purchasers, an early viewing is highly recommended. Please call us on 01423 502282 to arrange your viewing today.





Ground Floor



First Floor

Ground Floor

Entrance Hall

Living Room

Dining Area

Kitchen

First Floor

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Exterior

Total floor area 66.3 m² (714 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



welcome to

Marina Way, Ripon

- Three Bedroom Semi Detached Property
- Popular Residential Location
- Close to local amenities and schools
- Offered with no onward chain
-

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG107670



Property Ref:
HRG107670 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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