



Ripon Street, Off Mayfield Road

£240,000 Freehold

Three-bedroom terraced home offered with no upwards chain, two reception rooms, a ground floor bathroom, a first floor shower room and a separate WC. Close to local amenities.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With stairs to the first floor and a radiator.

Reception Room One

12' 6" x 10' 6" (3.80m x 3.20m)

With a double-glazed window to the front elevation, coving to the ceiling, picture rail, a meter cupboard and a radiator.

Reception Room Two

13' 1" x 12' 4" (4.00m x 3.76m)

With a double-glazed window to the rear elevation, picture rail, TV point, laminate flooring, and a radiator.

Kitchen

12' 2" x 8' 2" (3.70m x 2.48m)

With a double-glazed window to the side elevation, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, a gas cooker point, stainless steel chimney extractor hood, built-in oven, plumbing for a washing machine, and a wall-mounted boiler.



Ground Floor Bathroom

7' 7" x 6' 1" (2.31m x 1.86m)

With a double-glazed window to the rear elevation, bath, separate shower cubicle, low-level WC, wash hand basin, and a heated towel rail.

First Floor Landing

With original storage cupboard and loft access.

Bedroom One

14' 10" x 12' 6" (4.52m x 3.80m)

With a double-glazed window to the front elevation and a radiator.

Bedroom Two

10' 10" x 9' 11" (3.31m x 3.02m)

(narrowing to 2.03m) with a double-glazed window to the rear elevation and a radiator.

Bedroom Three

8' 6" x 7' 10" (2.60m x 2.40m)

With two double-glazed windows to the side elevation and a radiator.

Shower Room

5' 3" x 2' 11" (1.60m x 0.89m)

With a shower cubicle and an electric shower.

Separate WC

4' 7" x 3' 1" (1.40m x 0.95m)

With a wash hand basin, low-level WC, extractor fan, and tiled floor.

Rear Garden

Paved courtyard style rear garden with gated side access.

On Street Parking

Permit Parking Zones The property is within a controlled parking zone. Buyers should make their own enquiries with the local council regarding permit availability and associated costs.



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