



23 Water Skellgate

Ripon, HG4 1BH

A spacious two/three bedroom mid-terrace property within walking distance to Ripon City Centre and all its amenities. The property benefits from two large reception rooms, study/bedroom three, double glazing, gas central heating, enclosed rear courtyard garden. Briefly comprising; entrance door, lounge with feature fire place, inner hallway, dining room with feature fire place, galley kitchen, study/bedroom three. To the first floor; two spacious bedrooms and modern house bathroom. Externally; enclosed front gravelled garden and rear enclosed elevated courtyard garden. NO CHAIN!!! A lovely home.

Asking Price £200,000

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- MID TERRACED TWO/THREE BEDROOM PROPERTY
- GALLEY KITCHEN
- LARGE MODERN HOUSE BATHROOM
- CLOSE TO ALL AMENITIES
- ELEVATED COURTYARD PATIO GARDEN
- TWO SPACIOUS DOUBLE BEDROOMS
- DOUBLE GLAZING + GAS CENTRAL HEATING
- TWO SPACIOUS RECEPTION ROOMS
- STUDY/BEDROOM THREE
- WALKING DISTANCE TO RIPON CITY CENTRE

ENTRANCE DOOR

Double glazed front door leading into; space and plumbing for washing machine, double glazed window and door to rear garden.

LOUNGE

12'01" x 12'01" (3.68m x 3.68m)

Double glazed window to front aspect, feature fire place, radiator, cupboard housing meter.

INNER HALL

Stairs leading to first floor.

LOUNGE DINING ROOM

12'10" x 12'1" (3.91m x 3.68m)

Double glazed window to rear aspect, feature fire place, large understairs storage cupboard and two further storage cupboards with shelving, radiator.

KITCHEN

5'11" x 13'0" (1.80m x 3.96m)

Range of wall and base units with work surface over, sink unit housing bowl and drainer with swivel mixer tap. gas cooker point, cupboard housing central heating boiler, tiled

floor, double radiator, under counter bath and taps, enclosed shower cubicle with mains shower over, low level W.C., pedestal hand wash basin and taps, wall mounted heated towel rail, double glazed window to rear aspect,

STUDY/BEDROOM THREE

9'09" x 6'0" (2.97m x 1.83m)

Double glazed window to side aspect, double radiator, tiled floor.

FIRST FLOOR

Radiator, loft access.

BEDROOM ONE

12'0" x 12'2" (3.66m x 3.71m)

Double glazed window to front aspect, cast iron feature fire place, radiator, dado rail, built in over stairs storage cupboard.

BEDROOM TWO

12'10" x 8'0" (3.91m x 2.44m)

Double glazed window to rear aspect, radiator.

BATHROOM

6'0" x 9'0" (1.83m x 2.74m)

White suite comprising; panelled

EXTERNALLY

FRONT GARDEN

Enclosed low maintenance gravelled and planting area with walled perimeter.

REAR ENCLOSED COURTYARD

Elevated decked and patio area with fenced perimeter, raised borders, outside tap and gated access,

AGENTS NOTES

Council Tax Band B.



Floor Plan

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (78.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
High energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	