

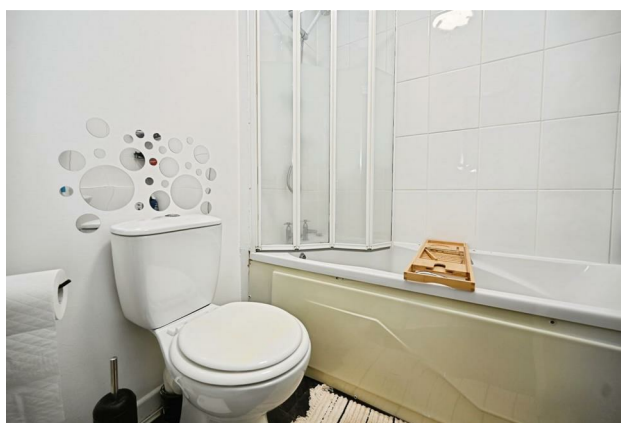
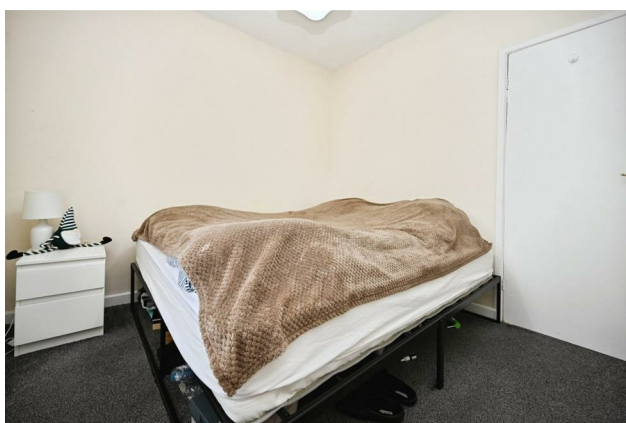
# HUNTERS®

HERE TO GET *you* THERE

**3 King Street, Ripon, HG4 1PJ**

**Asking Price £140,000**

**Property Images**



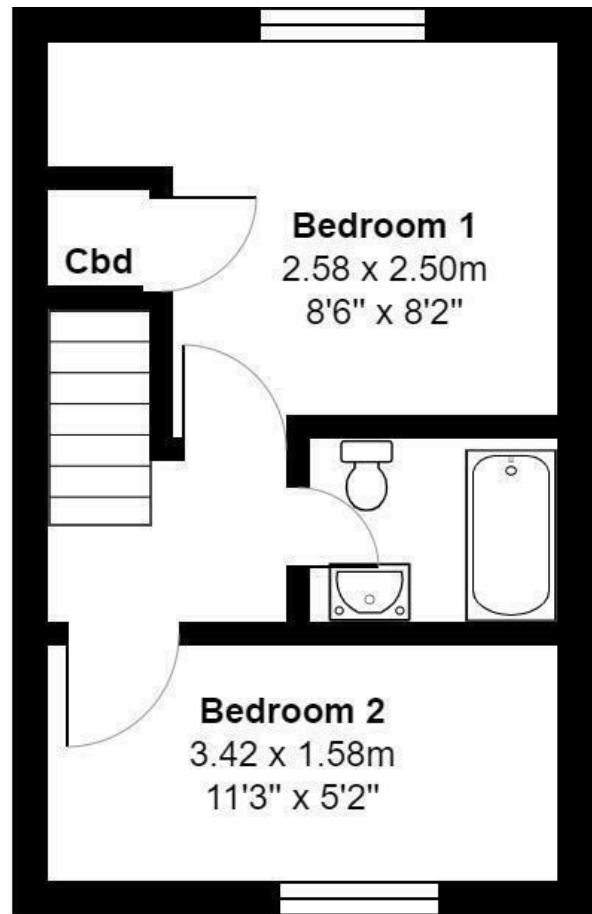
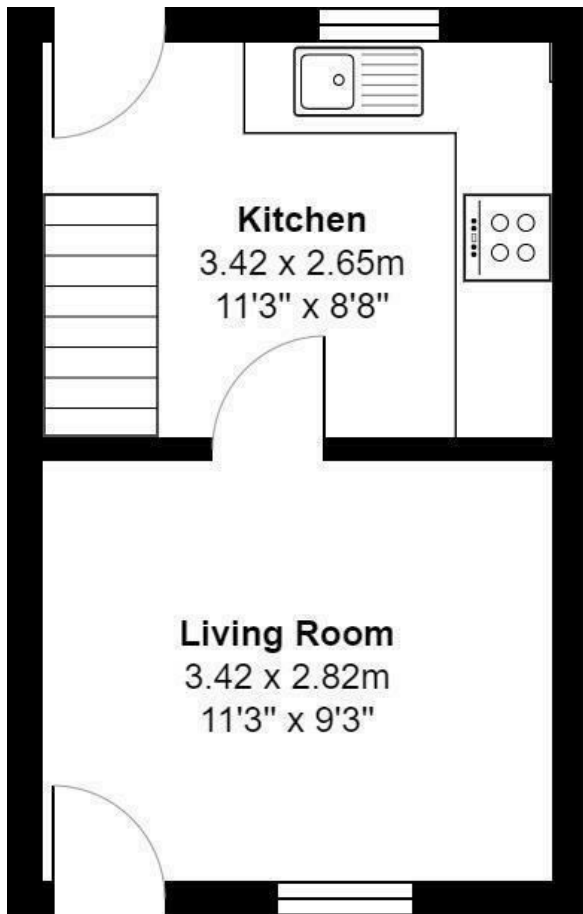
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



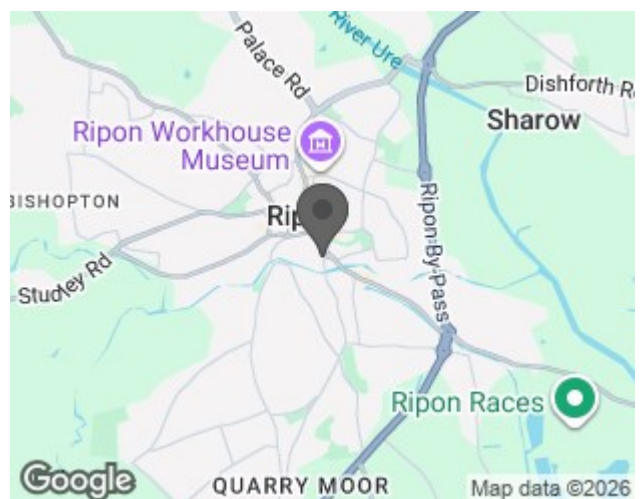
## Floorplan



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

A well presented two bedroom traditional grade II listed terraced house, ideally situated in the heart of Ripon, enjoying a superb position within view of the magnificent Ripon Cathedral.

The accommodation offers a welcoming lounge/dining room with ample space for both relaxation and entertaining, leading through to a modern fitted kitchen featuring a built in hob and oven.

To the first floor, there are two bedrooms and a contemporary fitted bathroom suite, providing comfortable and well proportioned living space throughout.

Externally, the property benefits from a shared courtyard style garden to the rear, offering an attractive and low maintenance outdoor area with space for a small table and chairs – ideal for enjoying a morning coffee or evening drink.

Perfectly positioned close to Ripon's shops, restaurants and local amenities, this charming home combines traditional character with modern convenience, making it an ideal choice for first time buyers, investors or those seeking a central city residence.

## Features

• CITY CENTRE TRADITIONAL TERRACE HOUSE • TWO BEDROOMS • LIVING ROOM • KITCHEN • BATHROOM • SHARED REAR YARD