

## 10 Brewster Terrace

Ripon, HG4 2HY

A charming fully renovated mid terrace two bedroom property within close proximity of historic Ripon city centre. The property benefits from being modern, light and spacious throughout, ideal central location, gas central heating and double glazing. The accommodation briefly comprises: Front door leading into: Entrance hall, lounge, modern kitchen dining room. Stairs to First Floor: Two double bedrooms and a modern shower room. Externally: Rear courtyard garden with two outbuildings, walled perimeter and gated access to the rear with further seating area and border planting area. Ideal for a wide range of buyers.

**Asking Price £190,000**

# 10 Brewster Terrace

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- MID TERRACED RENOVATED PROPERTY
- MODERN KITCHEN DINING ROOM
- DOUBLE GLAZING + GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- CENTRAL LOCATION
- COURTYARD GARDEN WITH OUTBUILDING
- MODERN SHOWER ROOM
- IDEAL FOR A WIDE RANGE OF BUYERS

## FRONT DOOR

Double glazed door leading into:

## ENTRANCE HALL

Stairs to first floor, radiator.

## LOUNGE

12'3" x 10'9" (3.73m x 3.28m)

Double glazed window to front aspect, radiator, feature fire place with storage recess, tv and phone point, built in storage cupboard.

## KITCHEN DINING ROOM

14'2" x 12'3" (4.32m x 3.73m)

Range modern base units with work top over, sink unit housing bowl, drainer and swivel mixer tap, integrated four ring electric hob and oven, space and plumbing for washing machine, wall mounted combi boiler, understairs storage cupboard with space for fridge freezer, radiator, feature fire place

with storage recess and a further built in storage cupboard, double glazed door and windows x two to rear aspect.

## FIRST FLOOR

Loft access.

## BEDROOM ONE

12'1" x 10'9" (3.68m x 3.28m )

Double glazed window to front aspect, radiator.

## BEDROOM TWO

7'10" x 12'3" (2.39m x 3.73m )

Double glazed window to rear aspect, radiator.

## SHOWER ROOM

5'9" x 9'0" (1.75m x 2.74m)

Modern white suite comprising: Double walk in shower cubicle with mains chrome shower over, low level W.C., pedestal hand wash basin and mixer tap, chrome wall

mounted heated towel rail, laminate wood floor, double glazed window to rear aspect.

## EXTERNALLY

## REAR COURTYARD GARDEN

Enclosed rear courtyard garden with walled perimeter, brick built out buildings x two, gated access leading to rear pathway and further garden area beyond with planted area and patio.

## AGENTS NOTES

On Street Parking.

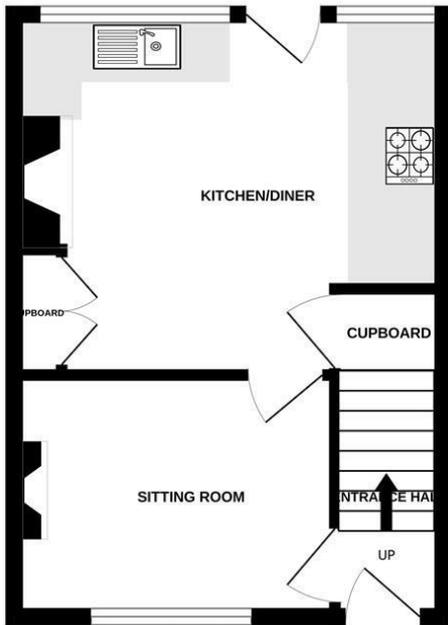
Fully renovated within the last 2 years:

New kitchen, Shower room and Combi boiler.

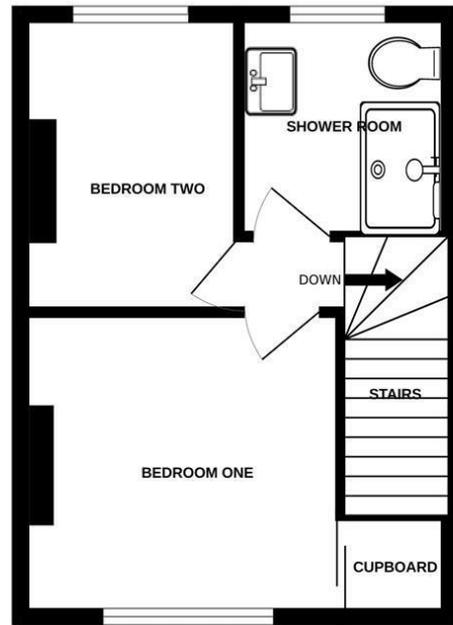


# Floor Plan

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	