Sherringtons
Sales & Lettings









21 Stonebridgegate

Ripon, HG4 1LH

A two/three bedroom end terraced cottage within walking distance of the Historic Ripon City Centre and located conveniently to local amenities with easy access to commuter links. This property benefits from a converted cellar room, modern and light throughout, double glazing, gas central heating and off street parking. Briefly comprises: Front door, lounge, kitchen dining room with stairs leading to first floor, inner hallway with door to converted cellar room. First floor: Two bedrooms, modern house bathroom. Externally: To the rear of the property is small open courtyard or off street parking space.

Asking Price £180,000

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- TWO BEDROOM END TERRACED COTTAGE
- MODERN KITCHEN DINING ROOM
- DOUBLE GLAZING
- WALKABLE TO RIPON CITY CENTRE
- CONVERTED CELLAR ROOM
- MODERN BATHROOM
- PARKING SPACE OR OPEN PATIO
- CLOSE TO RIPON CITY CENTRE
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES

FRONT DOOR

Double glazed front door leading into:

LOUNGE

10'11" x 11'4" (3.33m x 3.45m)
Double glazed window to front aspect, double radiator, ceiling coving.

KITCHEN DINING ROOM

13'3" x 10'10" (4.04 x 3.30)
Modern range of wall and base units with work surface over, sink unit housing bowl, drainer and taps, integrated electric oven and four ring gas hob with extractor hood over, space for upright fridge freezer, under counter space and plumbing for washing machine, cupboard housing boiler, double radiator, double glazed window and door to rear aspect, stairs to first floor.

FIRST FLOOR

Loft access.

BEDROOM ONE

10'11" x 11'3" (3.33m x 3.43m)
Double radiator, double glazed window to front aspect.

BEDROOM TWO

5'11" x 13'5" (1.80 x 4.09)
Double radiator, double glazed window to rear aspect.

BATHROOM

10'4" x 4'7" (3.15 x 1.40)
White suite comprising: Panelled bath and taps with overhead mains shower, low level W.C., vanity unit housing basin and taps, cupboard housing hot water tank, double glazed window to rear aspect.

CONVERTED CELLAR ROOM

10'9" x 9'8" (3.28 x 2.95)
Double radiator, understairs storage.

EXTERNALLY

OPEN COURTYARD OR PARKING SPACE

Small rear open courtyard area OR off street parking space.

DIRECTIONS

On leaving Ripon Market Square via North Street turn right onto Allhallowgate and on reaching the traffic lights turn left onto Stonebridgegate, our property is on the right.









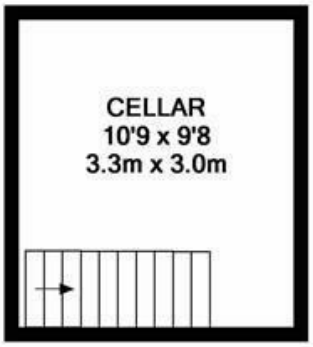




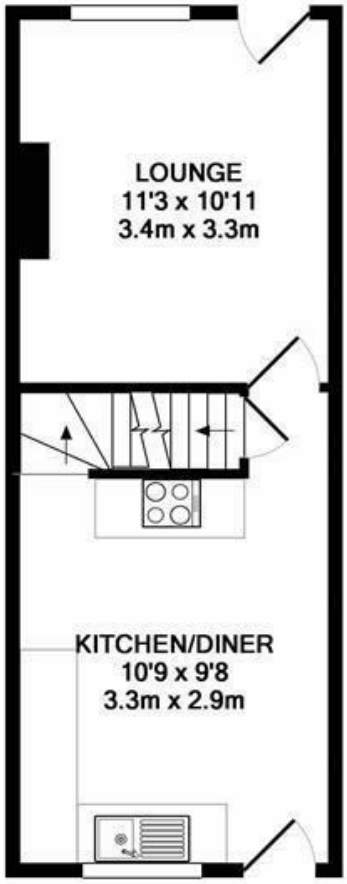




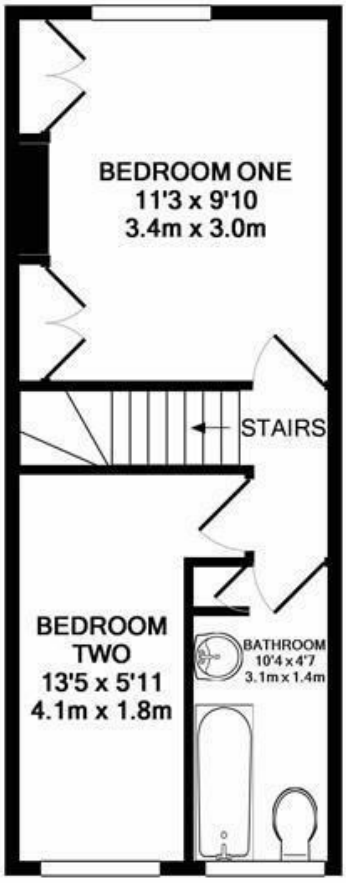
Floor Plan



CELLAR
APPROX. FLOOR
AREA 104 SQ.FT.
(9.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.3 SQ.M.)

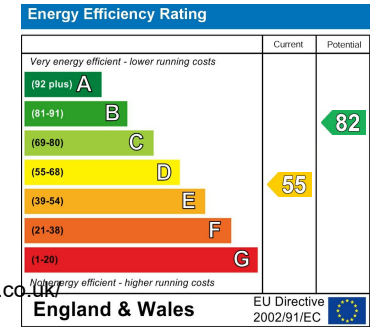


1ST FLOOR
APPROX. FLOOR
AREA 304 SQ.FT.
(28.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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