







## **Accommodation**

A centrally located two bedroom period cottage, revealing a spacious interior, with accommodation arranged over three floors, plus further cellar storage. Unusually for a central property, the cottage also benefits from a good size garden, tucked away from the road and enjoying a peaceful setting. The property now requires modernisation, but it does already have gas central heating and double glazing in place, whilst electrical works have recently been carried out, meaning the property meets current electrical regulations.

Situated close to the centre of Ripon, with amenities and restaurants just a few moment's walk away, the property is also ideally placed for Ripon's new swimming baths and the 36 bus route. Riverside walks are readily available, whilst the majestic cathedral is also seconds away. The property also offers ease of access to the A1(M), ideal for commuters traveling both North and South.

On the ground floor the front entrance door leads into the living room with stone fireplace, there is the kitchen which is fitted with a range of units and houses the gas central heating boiler, whilst there is a rear access door, stairs rising to the first floor and access down to the cellar. To the first floor there is a landing with further staircase to the top floor, large double bedroom with fitted storage cupboard and the house bathroom, fitted with a white suite including a bath and separate shower cubicle. On the top floor there is a further good size bedroom, with eaves storage and fitted wardrobes, whilst the room features exposed beams and also enjoys open rooftop views.

Externally gated access is available from the street, leading to an open courtyard, with two brick built outbuildings. Beyond the courtyard, there is a good size private garden, part laid to lawn and with a number of established plants and shrubs. The garden is somewhat of a blank canvass, which could prove a fantastic outdoor space, with some love and attention.

Sold with no onward chain, the property is sure to appeal to a wide variety of potential purchasers and an internal inspection is advised to appreciate the space and potential on offer.



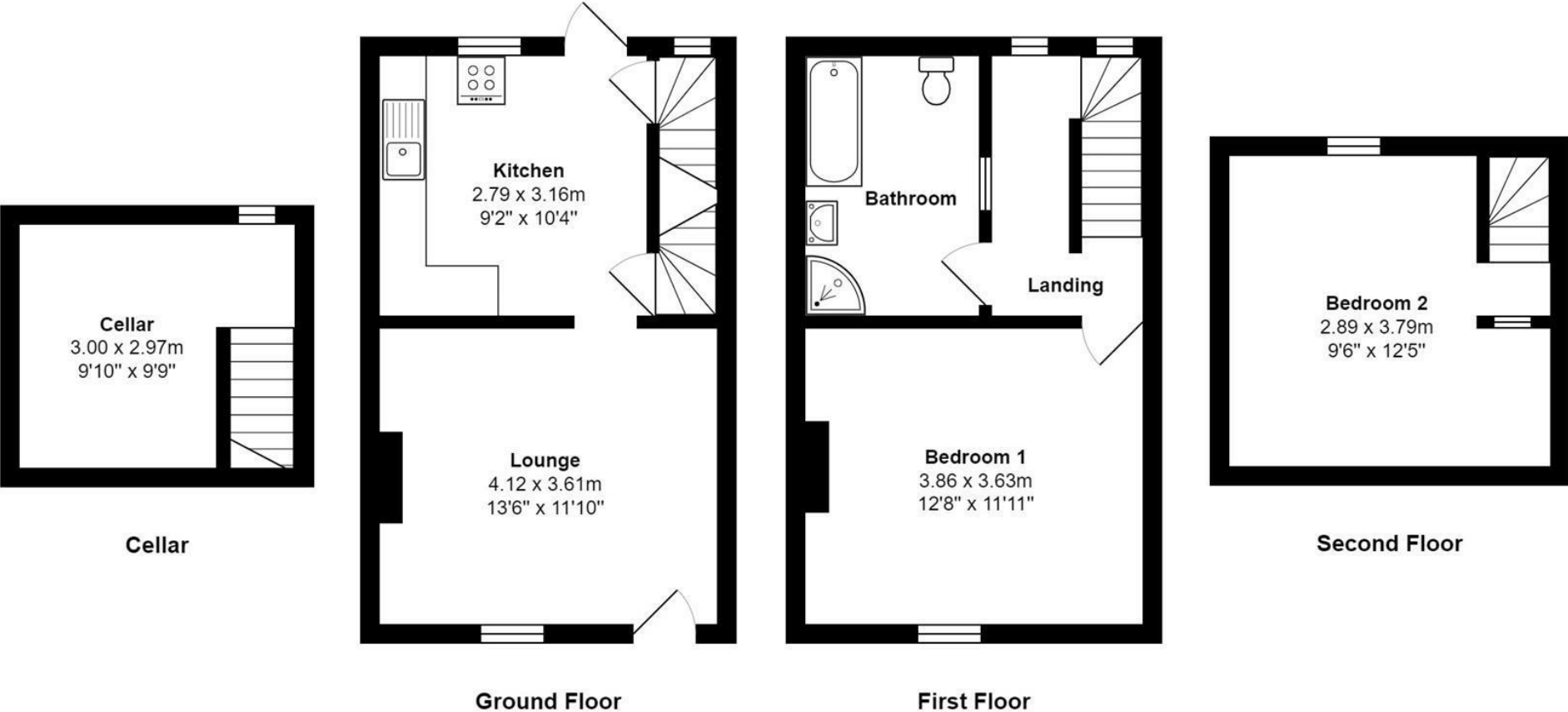








**Floorplan**

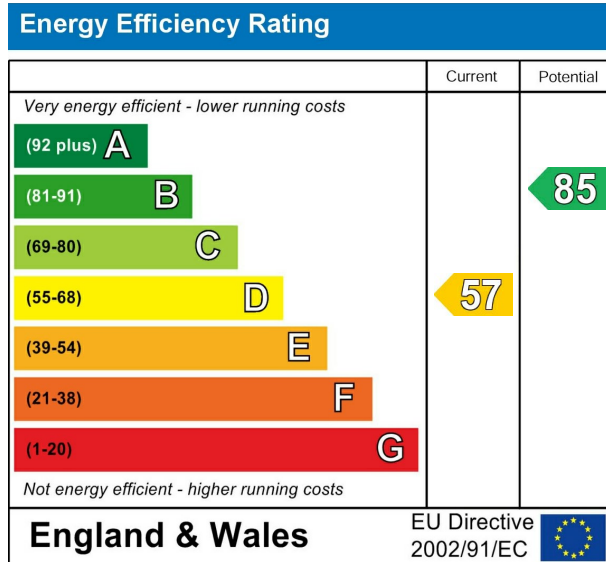








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**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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