





## **Accommodation**

A very deceptive mid terraced cottage, revealing well proportioned accommodation arranged over three floors, with two bedrooms and further loft space.

The property has been much improved in recent years, now revealing an immaculate interior that is ready to move into. Undoubtedly another great feature is the delightful cottage garden, proving a lovely outdoor space and coming complete with storage.

The property occupies a handy location close to the city centre, with Ripon's array of amenities readily available, plus the bus station, including access to the 36 bus route to Harrogate and Leeds. Located on a very popular street, there are four supermarkets within walking distance, whilst the Ripon bypass is also only moments away.

On the ground floor there is a spacious tiled entrance hall, cosy sitting room with an attractive fireplace and gas fire, plus a very good size kitchen/diner, fitted with a range of wall and base units and with further understairs storage. To the first floor there is a landing, two bedrooms (the main being a very generous double with fitted wardrobes and over stairs storage) and the shower room, part tiled and fitted with a white suite and chrome heated towel rail, whilst also offering cupboard storage. On the top floor there is further converted loft space, with large dormer window and eaves storage. The house is double glazed and gas central heating is in place.

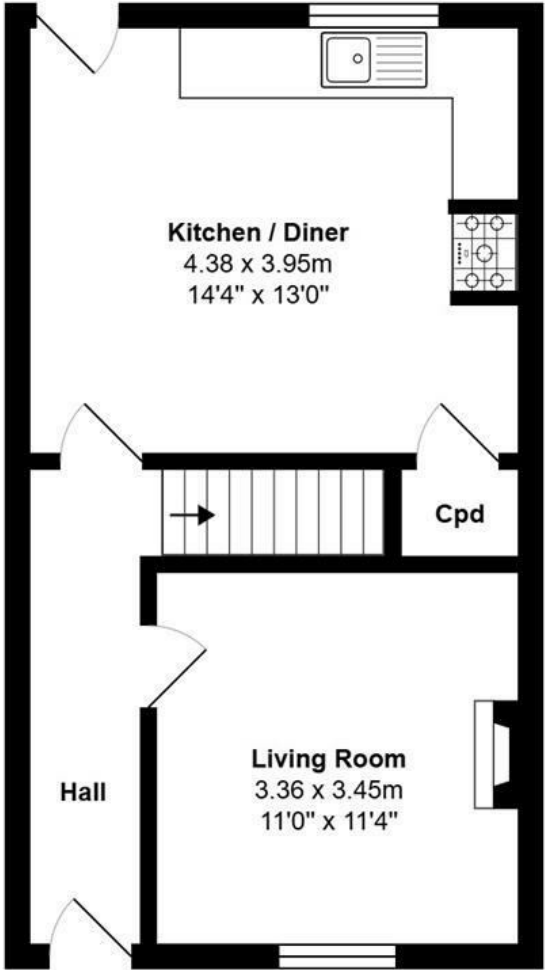
Externally there is an enclosed courtyard garden to the rear of the cottage, being paved for ease of maintenance and with raised borders. There is a gate and pathway giving access back to the main street, whilst two brick built stores offer a surprising amount of storage.

An internal appraisal is essential to appreciate the spacious accommodation and handy location on offer, whilst this lovely property is also offered for sale with no onward chain.

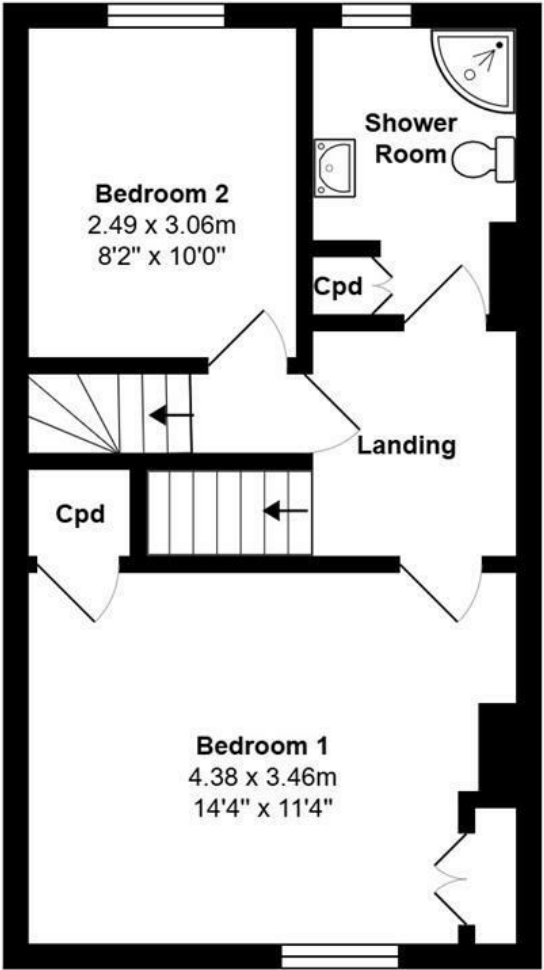




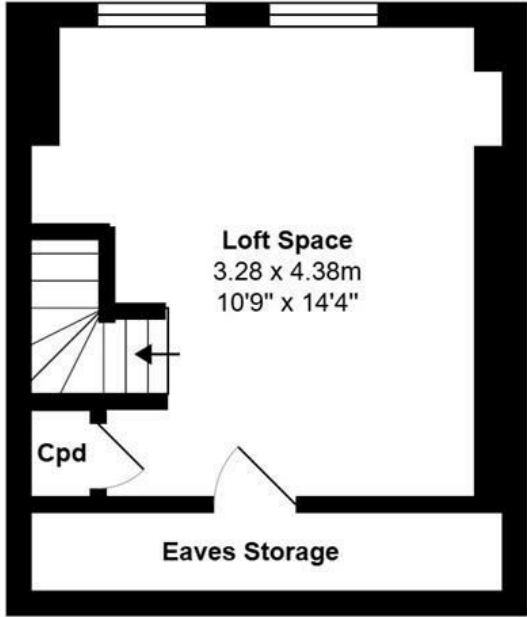
Floorplan



Ground Floor



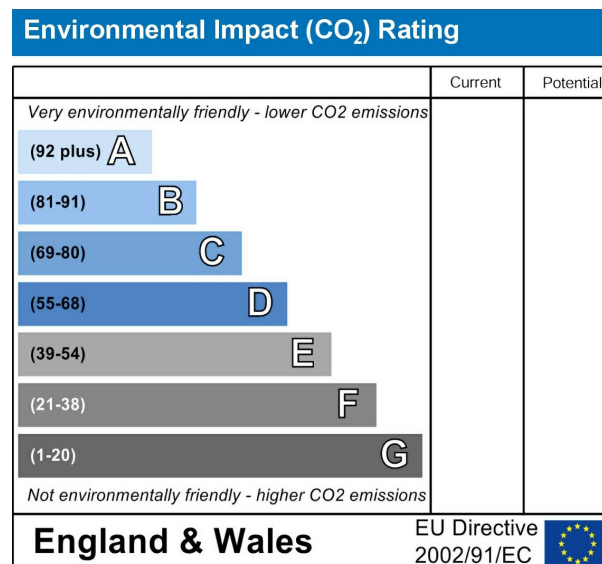
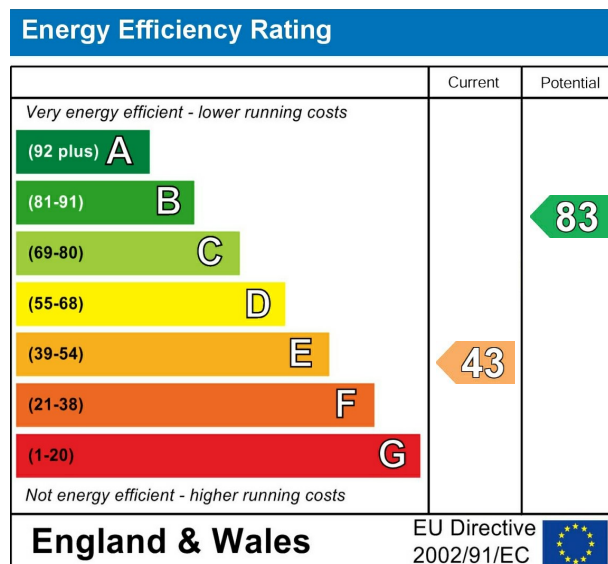
First Floor



Second Floor



## EPC



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