



White Lodge, 1 Borrage Lane, Ripon, North Yorkshire, HG4 2PZ

£325,000

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A charming two-bedroom detached cottage enjoying a delightful position with river frontage, a garage, and within easy walking distance of the city centre.

This characterful property enjoys an idyllic position having attractive gardens with river frontage. The cottage provides generous living accommodation on the ground floor, including a sitting room, conservatory extension, office, dining kitchen and downstairs bathroom, in addition to two first-floor double bedrooms, including the main bedroom which has a modern en-suite shower room. Parking is provided by way of a detached single garage.

The property is conveniently situated within a few minutes' walk of Ripon city centre, where there is an excellent range of amenities on offer, including bars, restaurants, and shops.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with tiled floor and feature fireplace with the wood surround. Understands cupboard.

CONSERVATORY

Providing a further sitting or dining area with windows and glazed doors overlooking the garden.

KITCHEN

With a range of fitted units of electric hob and oven. Integrated dishwasher.

OFFICE

Providing a useful workspace with fitted desk.

BATHROOM

With WC, washbasin, and bath with shower fitting.

SIDE PORCH

With windows and glazed door leading to the garden.



FIRST FLOOR BEDROOMS

There are two good-sized bedrooms on the first floor.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin, and shower.

OUTSIDE

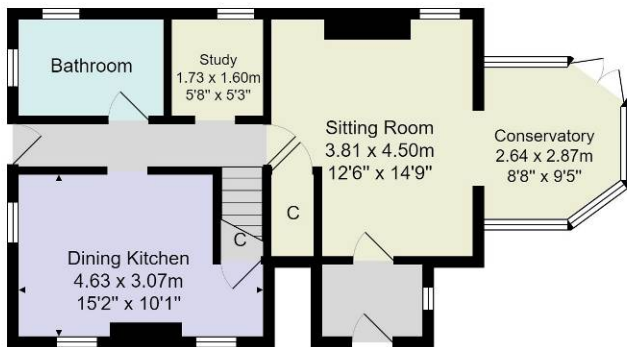
The property has a detached single garage which can be used for parking. There is an attractive garden surrounding the property with lawn, patio and planted borders enjoying a delightful outlook over the adjoining river. The boundary of the property is the river's edge.



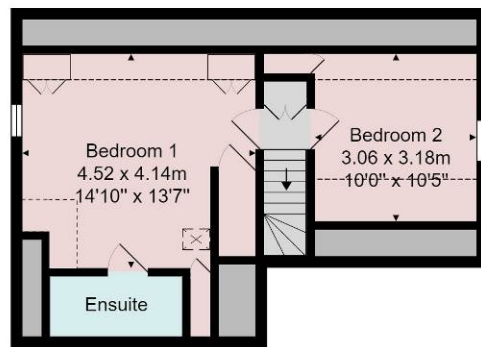
Tenure - Freehold

Council Tax Band - E





Ground Floor



First Floor

Total Area: 91.2 m² ... 982 ft² (Excluding Eaves)

All measurements are approximate and for display purposes only.

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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
WWW.EPC4U.COM			