

44 North Road, Ripon, HG4 1JR



£449,450

*** NO ONWARD CHAIN ***

We are delighted to welcome to the market a PERIOD, Semi-Detached family home with EXTENDED LIVING ACCOMMODATION which comes with FOUR DOUBLE BEDROOMS and a separate one Bedroom ANNEXE TO THE REAR. The property benefits from WALLED REAR GARDEN as well as a DETACHED DOUBLE GARAGE and WORKSHOP.

The Annexe would make a useful, home office, extra family accommodation or subject to the necessary planning consents a holiday let or Airbnb.



DIRECTIONS

From Ripon Market Place proceed down North Street. At the traffic lights proceed straight on and again at the Victorian Clock Tower into North Road. The property can be found on the left hand side.

ADDITIONAL SITUATIONAL INFORMATION

Ripon is the third smallest city in England and is known for the imposing Cathedral, Ripon Racecourse and the close by, Fountains Abbey and Studley Royal Gardens. Ripon Market Place is at the centre of the City with a variety of local shops and amenities within easy walking distance. It also benefits from a variety of Primary Schools which feed into the renowned Ripon Grammar School and The Outwood Academy, both receiving Outstanding in their latest Ofsted reports.

Ripon History ...

The town Bell-Man rings the Corn Bell on Thursday morning at 11am to officially announce the start of trading. The Hornblower (the Wakeman) blows his horn on each corner of the market Obelisk at 9pm every night to set the watch.

For those who commute ...

Ripon has good links for the A1 and A19. The Number 36 bus leaves Ripon every 15 minutes for Harrogate and then on to Leeds. For the train, Thirsk is approximately 21 minutes or Harrogate is approximately 29 minutes away. For travelling further afield, Leeds Bradford Airport is approximately 46 minutes travelling distance.

ENTRANCE

Front garden with York stone path leading from gate to Oak Front Entrance door with attractive Double Glazed leaded stained glass and feature window above into ...

ENTRANCE HALLWAY

Stairs rising to the first floor. Tiled floor. Radiator.

LOUNGE 16'10" x 11'5" (5.13m x 3.48m)

Double Glazed Bay window to the Front. Reclaimed solid oak flooring. Feature oak arched shelved alcoves either side of fireplace with cupboards under. Wood burning cast iron stove with stone hearth and Chimneycrete lined flue. Period features: cornice and picture rail. TV point. Radiators.

FAMILY ROOM 16'4" x 10'8"(into bay) (4.98m x 3.25m (into bay))

Double Glazed Bay window to the Front and a further Double Glazed door with glazed side panels into the Rear Garden. Reclaimed solid oak flooring. Period features: cornice and picture rail. BT point. TV point. Radiators.

Arch leading through to ...

DINING KITCHEN 24'8" x 14'7" (7.52m x 4.45m)

Double Glazed windows to the Front and Side with further Double Glazed Patio doors leading into the Rear Courtyard, perfect for al fresco dining. A range of Bespoke Oak kitchen base and wall units and drawers to include glass fronted display cabinets, 9 x bottle wine rack, 2 x corner carousel unit and breakfast bar to seat four with square edge wooden work surfaces over. Integrated dishwasher. Belfast sink with mixer tap. Tiled splash backs. Stainless steel 6 x ring Smeg gas range cooker with double oven and grill. American-sized side-by-side fridge/freezer with water/ice dispenser. Quarry tiled flooring. Telephone point. TV point. Recessed lighting. Radiator and hydronic underfloor heating.

(The Vendor has informed us that the Bespoke units in the Kitchen, Utility and Bathrooms are by Richard Pooley.)

Arched through to:-

REAR HALLWAY

Double Glazed door with glazed side panel leading into the Rear Courtyard. Quarry tiled flooring. Radiator.

UTILITY ROOM 9'11" x 7'9" (3.02m x 2.36m)

Double Glazed window into Courtyard. A continuation of the Bespoke Oak wall and base units and drawers from the Kitchen with square edge wooden work surfaces over. Belfast sink and mixer tap. Plumbed for American-sized washer and dryer. Tiled splash backs. Wall mounted Heatrae gas central heating boiler. Quarry tiled floor. Recessed lighting. Radiator.

Access to ceiling void. Walk-in under stair cupboard housing Megaflo Heatrae Sadia water tank and consolidated Cat 5e networking hub for house with BT point.

FIRST FLOOR LANDING

Velux window. Radiator.

Access to loft with integrated ladder.

MASTER BEDROOM 14'7" x 12'7" (pitched ceiling) (4.45m x 3.84m (pitched ceiling))

Triple aspect Double Glazed windows. Picture rail. BT point. TV point. Recessed Lighting. Solid oak flooring with hydronic underfloor heating.

BEDROOM TWO 10'10" x 10'8" (3.30m x 3.25m)

Double Glazed window to the Rear. Solid oak flooring. Picture rail. BT point. TV point. Radiator.

BEDROOM THREE 13'5" x 11'4" (4.09m x 3.45m)

(Measurement from the front of the chimney breast)

Double Glazed window to the Front. Cast iron fireplace with tiled hearth and lined flue. Two wardrobes. Solid oak flooring. Cornicing and picture rail. BT Point. TV point. Radiators.

BEDROOM FOUR 12'7" x 11'7" (3.84m x 3.53m)

Double Glazed window to the Front. Solid oak flooring. Wardrobe and a further shelved storage area. Cornicing and picture rail. BT point. TV point. Radiators.

BATHROOM 9'7" x 6'5" (pitched ceiling) (2.92m x 1.96m (pitched ceiling))

Double Glazed window to the Rear. Suite comprises: Rolled top bath with ball and claw feet with telephone style shower head and mixer tap, low level WC and inset sink with mixer tap. Bespoke Oak storage cupboards and drawers with tiled surfaces with matching wall mounted cabinet. Recessed lighting. Tiled flooring. Radiator.

SHOWER ROOM 6'5" x 6'1" (1.96m x 1.85m)

Double Glazed window to the Rear. Suite comprises: fully tiled corner shower cubicle, low level WC and Inset sink with mixer tap set within a Bespoke Oak cabinet. Down lights. Tiled floor. Radiator.

OUTSIDE

To the Rear -

Walled garden laid in part to lawn with flower borders, paved areas and a variety of established trees, shrubs and fruit trees. High walled fish pond. Shed and greenhouse. Water taps. Exterior lights and lit access to road.

Entrance to GARDEN COTTAGE / ANNEXE ...

ANNEXE / GARDEN COTTAGE

Timber Stable door leads into ...

OPEN PLAN SITTING ROOM / KITCHEN 14'10" x 7'10" (4.52m x 2.39m)

Double Glazed windows to the Front courtyard. Light wood wall, base and drawer kitchen units with wooden work surfaces over. Inset sink with mixer tap. Two ring gas hob. Space for fridge. Kitchen cupboard housing the Vokera gas boiler. Recessed lighting. Tiled flooring with electric underfloor heating. Under stair area.

Stairs rising to the first floor.

SHOWER AREA 6'1" x 5'4 (1.85m x 1.63m)

Comprising: Shower cubicle with shower, low level WC and inset sink with mixer tap and tiled surfaces. Recessed lighting. Tiled flooring.

FIRST FLOOR BEDROOM 14'11" x 11'7" (pitched ceiling) (4.55m x 3.53m (pitched ceiling))

Double glazed window to the front. Recessed lighting. Slimline electric wall heater.

DOUBLE GARAGE 22'7" x 17'7" (6.88m x 5.36m)

Detached Double Garage is accessed via a shared driveway off North Road. Up-and-over remote-controlled door. Power and light. Sliding doors into ...

WORKSHOP 19'5" x 17'7" (5.92m x 5.36m)

2 x Velux windows. Work benches, shelving etc. Light and power. Side access door. Rear door leads to the Vegetable Garden.

The Workshop would also make an ideal Home Office or Studio.

GARDEN

Rear Garden area with raised planting beds - ideal for vegetable growing. Area with fruit trees planted to the Front of the Garage.

COUNCIL TAX

Council Tax Band E

SERVICES

Mains Water
Electricity
Drainage
Gas central heating

VIEWINGS

All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HD. Telephone: 01765 694800.

OPENING HOURS

RIPON - Monday -Friday 9.00 a.m - 5.30 p.m

Saturday 9.00 a.m - 4.00 p.m

Sunday Closed

JOPLINGS INFORMATION

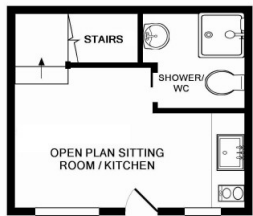
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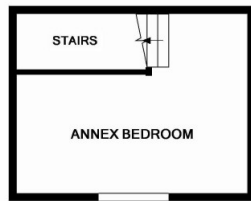




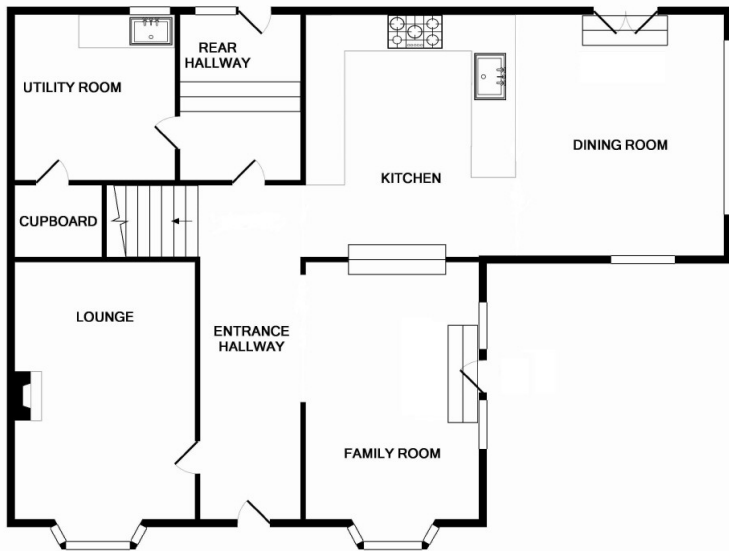




ANNEX



ANNEX FIRST FLOOR



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
62	75	56	70
<small>Not applicable: higher rating costs</small>		<small>Not applicable: higher CO₂ emissions</small>	
England & Wales		England & Wales	

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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IMPORTANT NOTICE

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statements or fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.

Any areas, measurements or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Joplings has the authority to make or give any representation or warranty whatsoever in relation to this property or these particulars not enter into any contract relating to the property on behalf of the vendor. We have not inspected the deeds to the property and therefore any reference or inference to boundaries, rights of way etc. are subject to confirmation.

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