

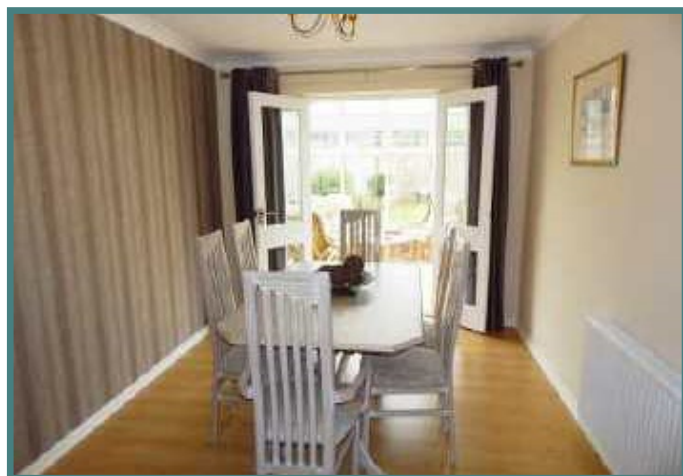
30 Hell Wath Grove, Ripon, North Yorkshire, HG4 2JT



Guide price £349,950

A fantastic opportunity to purchase this double fronted detached family home offering beautifully presented accommodation in this peaceful cul-de-sac on the outskirts of Ripon. Benefitting from sealed unit double glazing throughout and gas central heating.

The property has the added benefit of a conservatory, parking for numerous vehicles and a newly fitted bathroom.



DIRECTIONS

Proceed along Harrogate Road. Turn right on to Whitcliffe Lane. Proceed to the end of the road and fork right onto Hell Wath Lane, turning right again onto Hell Wath Grove. Take the first right into the small cul-de-sac and the property is the first on your left.

ADDITIONAL SITUATIONAL INFORMATION

Ripon is the third smallest city in England and is known for the imposing Cathedral, Ripon Racecourse and the nearby, 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

UPVC door with Double Glazed window to the Side gives access into the property.

HALLWAY

Radiator.

SITTING ROOM

UPVC Double Glazed Bay window to the Front. Fireplace comprising timber mantle with composite granite surround and hearth housing an electric fire. Radiators.

DINING ROOM

Double doors leading through to the Conservatory. Radiator.

KITCHEN

Dual aspect UPVC Double Glazed windows. Range of base and wall units with granite effect work surface over with Breakfast Bar. One and a half sink and drainer with mixer tap. Tiled splashbacks. Space for cooker with extractor hood over. Radiators.

UTILITY AREA

Door gives access to the Side. Base and wall units with work surface over. Space and plumbing for washing machine.

CLOAKROOM / WC

Opaque UPVC Double Glazed window to the Rear. Wall mounted wash hand basin and low level WC. Radiator.

CONSERVATORY

UPVC Conservatory with Double Glazed windows and double doors leading out to the Rear Garden.

INNER HALL

Giving access to the Playroom/Study. Under stairs cupboard.

PLAYROOM/STUDY

UPVC Double Glazed window to the Side. Wall mounted gas boiler.

FIRST FLOOR

LANDING

Cupboard housing the hot water cylinder. Loft access.

MASTER BEDROOM

UPVC Double Glazed window to the Front. Built in wardrobe. Radiator.

ENSUITE

Opaque UPVC Double Glazed window to the Front. A modern suite comprising: corner shower, vanity unit with wash hand basin and low level WC. Partially tiled walls. Extractor fan. Chrome ladder style towel rail.

BEDROOM TWO

UPVC Double Glazed window to the Front. Built in wardrobe. Radiator.

BEDROOM THREE

UPVC Double Glazed window to the Rear. Built in wardrobe. Radiator.

BEDROOM FOUR

UPVC Double Glazed window to the Rear. Radiator.

HOUSE BATHROOM

Opaque Double Glazed window to the Rear. Newly fitted modern suite comprising: bath with shower over and shower screen, pedestal wash hand basin and low level WC. Partially tiled walls. Chrome ladder style towel rail.

OUTSIDE

TO THE FRONT

A substantial garden laid predominantly to lawn with trees, flower bed and hedging to the Side.

Driveway parking leading to the Garage/ Store and further gravelled parking to the Side.

STORE

The Garage has been converted into a useful Store and Playroom/ Study. The store having up and over front access and door and separate access from the Playroom/Study. Power and light.

TO THE REAR

There is an enclosed Garden to the Rear laid predominantly to lawn with gravelled patio area, stocked borders with plants and shrubs and a stone paved patio to the rear. A mixture of brick wall and timber fencing forms the boundary and offers privacy. To the side of the property is a useful storage area with substantial timber shed.

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

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents, Architectural Designers, Building Surveyors and Valuers with offices in both Ripon & Thirsk.

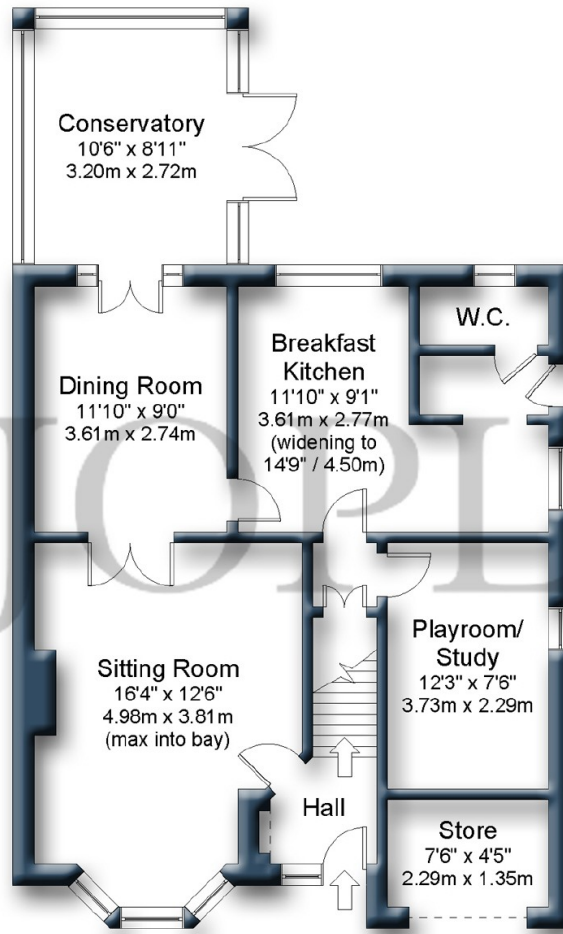




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

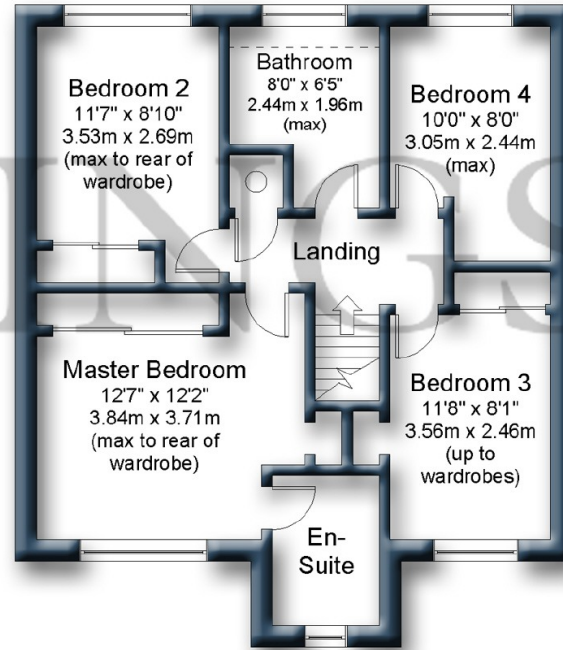
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
58	78	72	48

England & Wales



Ground Floor

Gross internal floor area excluding Store (approx.): 124.3 sq m (1,338 sq ft)



First Floor

Not to Scale.
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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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