



# Doublegates Court

Ripon

**JOPLINGS**  
Property Consultants



A well presented two bedroom semi detached property with single garage and ample parking, in the very popular Doublegates development. VIEWING IS HIGHLY RECOMMENDED. A Garden Room has been upgraded by the current owner leading to an enclosed rear garden, perfect for those with children. There is also a children's park and playing field nearby and the property is within walking distance of Ripon Grammar School.

**£179,950**



## DIRECTIONS

From the Market Place turn west into Westgate and continue straight on into Park Street. At the mini roundabout turn right into Clotherholme Road. Continue along Clotherholme Road and take the last turning on the left into Doublegates Avenue. Take the second turning on the right and Doublegates Court is the first turning on the left and the property will be seen on the right hand side of the road, identified by our For Sale board.

## 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 part-glazed Front Door gives access to the property.

## ENTRANCE HALL

Stairs leading to First Floor. Radiator.

## KITCHEN

UPVC Double Glazed window to the Front. Range of base and wall units with co-ordinating work surface over. Tiled splashbacks. Composite sink with single left hand drainer. Electric oven and gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Worcester gas combi boiler.

## LIVING ROOM

UPVC Double Glazed Patio Doors leading to Garden Room. Radiator.

## GARDEN ROOM

The owner has upgraded the conservatory by adding a solid roof and UPVC windows to what was a timber conservatory and has created an additional room suitable for year round use.

## FIRST FLOOR

## LANDING

Hatch providing access to part boarded Loft.

## MASTER BEDROOM

UPVC Double Glazed Window to the Rear. Radiator.

## BEDROOM TWO

UPVC Double Glazed Window to the Front. Storage Cupboard. Built-in Wardrobes. Radiator.

## BATHROOM

UPVC opaque Double Glazed Window to the Side. Suite comprises: bath with shower over, wash hand basin with mixer tap and WC.

## OUTSIDE

Driveway Parking for Multiple Cars.

## GARDEN

The Rear garden is above average size for comparable properties in this development. It is fully enclosed with a side gate leading to front of the property and garage. Mainly laid to lawn there is a gravel path leading to a patio area with timber storage shed.

## GARAGE

Single Garage with up and over Door. Power and light.

## SERVICES

Mains Water

Electricity

Drainage

Gas central heating

## COUNCIL TAX

Council Tax Band C - Harrogate Borough Council

## 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.



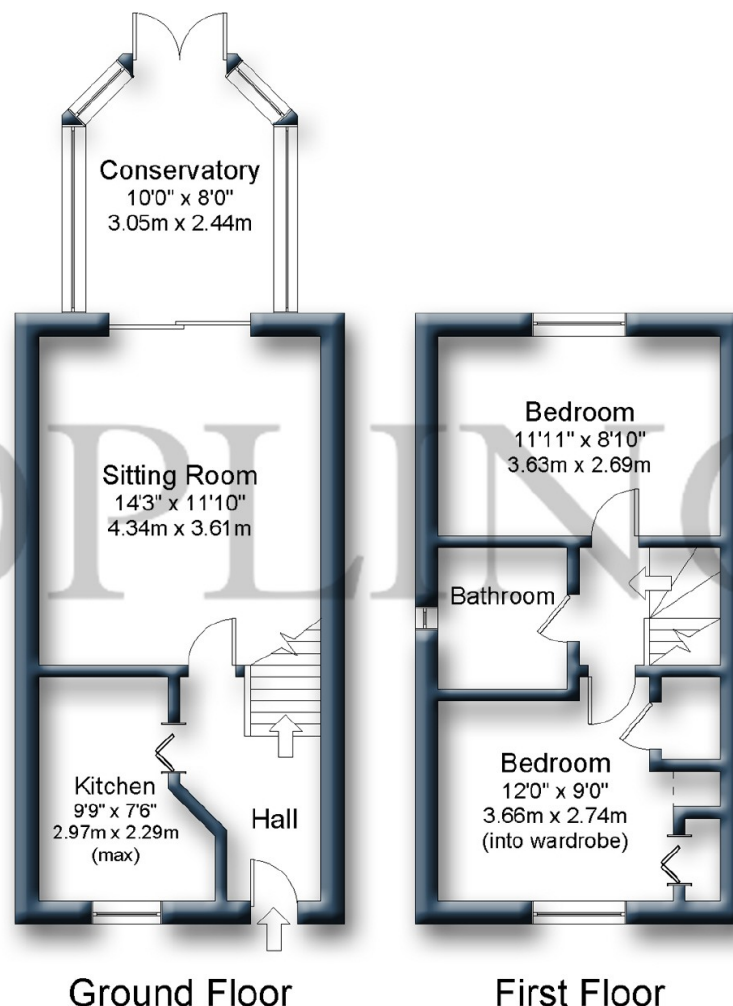








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Max 200 kWh/m <sup>2</sup> (2015) - lower rating costs	Current	Potential	Max 200 kg/m <sup>2</sup> (2015) - lower CO <sub>2</sub> emissions	Current	Potential
91-100	A		10-15	A	
81-90	B		16-20	B	
61-80	C		21-25	C	
41-60	D		26-30	D	
21-40	E		31-35	E	
1-20	F		36-40	F	
0-10	G		41-45	G	
Not energy efficient - higher rating costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Ground Floor

First Floor

Gross internal floor area (approx.): 61.3 sq m (660 sq ft)

Not to Scale. Copyright © Apex Plans.

#### 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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