



Whitcliffe Crescent

Ripon

JOPLINGS
Property Consultants

We are delighted to be selling a semi-detached bungalow with two double bedrooms situated in the popular south side of Ripon. The property has been a well-loved home but is now in need of some modernisation.

The property benefits from a good-sized garden which has scope and potential for the further development of the property, subject to the necessary planning consents.

Chain Free £249,999



DIRECTION

From Ripon City Centre proceed out on the Harrogate Road. Take the fourth road on the right into Whitcliffe Lane. Follow the road along and take the right hand turning into Whitcliffe Crescent and the next right hand turn into the cul-de-sac where the property can be found.

A BIT ABOUT RIPON

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 opaque part-glazed door gives access to the property.

HALLWAY

L-shaped hallway with radiator and loft access.

(The Vendor has informed us that the loft is boarded out for storage.)

SITTING ROOM

UPVC Double Glazed Bay window looks out onto the Front Garden. Built-in storage display unit and television shelf. Electric fire with tiled hearth and brick surround. Shelved alcove. Cupboard housing the consumer unit. Radiator.

KITCHEN

Window and part-glazed stable door gives access to Conservatory/Rear Porch. Range of base and wall units with coordinating work surface over and tiled splashbacks. Stainless Steel sink and drainer. Space and plumbing for washing machine. Space for freestanding cooker with extractor above. Cupboard housing the Ideal combi boiler

CONSERVATORY / REAR PORCH

UPVC Double Glazed room accessed from the Kitchen.

BEDROOM ONE

UPVC Double Glazed windows overlooking the Front and Side of the property. Built-in wardrobes and drawers. Radiator.

BEDROOM TWO

UPVC Double Glazed window which looks out onto the Rear Garden. Radiator.

HOUSE BATHROOM

Opaque UPVC Double Glazed window to the Rear. Suite comprises: bath with shower/mixer tap, pedestal wash hand basin and low-level WC. Fully tiled walls. Radiator.

OUTSIDE

GARDENS

The property benefits from good sized gardens to three sides, mainly laid to lawn with a herbaceous border running down one side of the boundary. Greenhouse.

GARAGE

Driveway parking leads to the Single Garage with up and over door and pedestrian access door to the side.

COUNCIL TAX

Council Tax Band C

SERVICES

Mains Water

Electricity

Drainage

Gas central heating

UPVC double glazing throughout

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.





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.

10 North Street, Ripon, North Yorkshire, HG4 1JY T: 01765 694800 F: 01765 694801
rip@joplings.com www.joplings.com



www.joplings.com

