Allhallowgate
Ripon
We are delighted to offer this Grade 11 Listed Terraced Cottage, situated in the heart of Ripon and enjoying the benefit of an attractive, larger than average garden. The property is now in need of modernisation.

The property and gardens need to be viewed to be fully appreciated.

£190,000
DIRECTIONS
From our North Street office, head down Allhallowgate and the property can be found on the left hand side, identified by our For Sale sign.

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
Timber Entrance door with glazed panel above.

HALLWAY
L-shaped hallway with window to the Side. Stairs leading to the First Floor. Storage cupboard. Character beam. Cupboard housing the consumer unit. Radiator.

WC
Opaque window to the Side. Low-level WC and wash hand basin within a vanity unit. Radiator.

SITTING ROOM
Sliding sash secondary double glazed bay and a further secondary double glazed window to the Front. Electric fire sitting on a marble hearth. Character beams. Internal leaded window. Radiator.

KITCHEN

DINING ROOM
Patio doors leading out to the Rear Garden and patio seating area. Built-in storage unit and shelves.

FIRST FLOOR
LANDING
Door leafing to stairs to the Second Floor.

BEDROOM ONE
A good-sized room with Sliding Sash window to the Front. His and her storage cupboards with hanging rails and shelves. Radiator.

BEDROOM TWO
Window overlooking the beautiful Rear Garden and across to Ripon Workhouse Museum. Radiator.

BATHROOM
Opaque window to the Rear. Suite comprises: bath, separate shower cubicle with Mira Jump electric shower, pedestal wash hand basin and low-level WC. Cupboards housing the hot water cylinder. Partially tiled walls. Radiator.

LOFT ROOM
Historically used as a third bedroom, this room now needs updating to meet the modern day necessary building regulations. Rooflight window overlooking the Rear Garden with views across to the Ripon Workhouse Museum. Built in wardrobe and shelves. Radiator.

OUTSIDE
Communal covered passageway gives access to the Rear of 76 - 78 Allhallowgate.

TO THE REAR
Patio seating area with access from the Kitchen and the Dining Room. Central pathway runs between the lawned garden and leads to the rear of the garden with raised beds and paved pathways leading around a variety of conifers and shrubs to the stone built store and further timber shed. Fenced and walled boundaries. NB 78 Allhallowgate has access across the rear of this property's using the pathway to their own garden

PARKING
There is not any Parking with this property, however a Parking Permit is available from Harrogate Borough Council for the cost of £30 per annum.

COUNCIL TAX
Council Tax Band B

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.
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.