



103 Priest Lane, Ripon HG4 1LS
£240,000



JOPLINGS
Property Consultants



103 PRIEST LANE

RIPON, HG4 1LS

We are delighted to welcome to the market this Beautifully Presented Mid-Terrace Home with Three Bedrooms situated in the Priest Lane area of Ripon within walking distance of both the City Centre and countryside walks.

The property benefits from a Kitchen finished to a High Standard and a Master Bedroom with En-Suite Shower Room.

Arrange a viewing to appreciate the space and standard of property on offer.

ENTRANCE

UPVC partially opaque glazed door giving access into the property.

HALLWAY

Stairs leading to the First Floor. Consumer unit. Radiator.

SITTING ROOM

UPVC Double Glazed Bay window to the Front. Radiator.

DINING KITCHEN

UPVC Double Glazed window and further UPVC Double Glazed Patio doors leading out to the Rear Garden. Shaker style base and wall units with granite work surface over with granite upstands. Brushed Stainless Steel one and a half inset sink with mixer tap. Gas 5 burner hob with extractor over and granite splashback. Integrated appliances: electric double oven and grill, fridge and freezer and dishwasher. Vaillant gas combi boiler. Space and plumbing for washing machine. Tiled flooring. Recessed lighting. Radiator.

FIRST FLOOR



£240,000



LANDING

A good sized landing with stairs leading up to the Second Floor. Storage cupboard. Radiator.

BEDROOM TWO

UPVC Double Glazed window overlooking the Rear Garden. Radiator.

BEDROOM THREE

UPVC Double Glazed window to the Front. Built-in wardrobes. Radiator.

BATHROOM

Suite comprises: P-shaped bath with curved shower screen, dual rainfall and hand-held shower heads, pedestal wash hand basin and low-level WC. Partially tiled walls. Tiled flooring. Recessed lighting. Chrome ladder style towel rail.

SECOND FLOOR

Velux rooflight window. Under-eaves storage cupboard housing the hot water cylinder. Radiator.

MASTER BED

Velux rooflight window. Built-in wardrobe. Under eaves storage cupboards. Radiator.

EN-SUITE

Velux rooflight window. Suite comprises: fully tiled corner shower cubicle with dual rainfall and hand-held shower heads, pedestal wash hand basin and low-level WC. Tiled flooring. Partially tiled walls. Recessed lighting. Extractor. Chrome ladder style towel rail.



OUTSIDE

TO THE FRONT

Driveway Parking for one vehicle. Artificially lawned area. Walled, hedge and fenced boundaries.

TO THE REAR

Low-maintenance artificial lawned garden with fenced boundaries. Paved patio seating area. Timber shed.

COUNCIL TAX

Council Tax Band C

SERVICES

Mains Water
Electricity
Drainage
Gas central heating
Solar Panels

OPENING HOURS

RIPON: Monday -Friday 9.00 a.m - 5.30 p.m
Saturday 9.00 a.m - 1.00 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.

DIRECTIONS

From Joplings Office on North Street turn left and continue down Allhallowgate. At the traffic lights go straight on to Priest Lane. Follow the road round and Hillshaw Court development is half way down Priest Lane on the Left.

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 ...

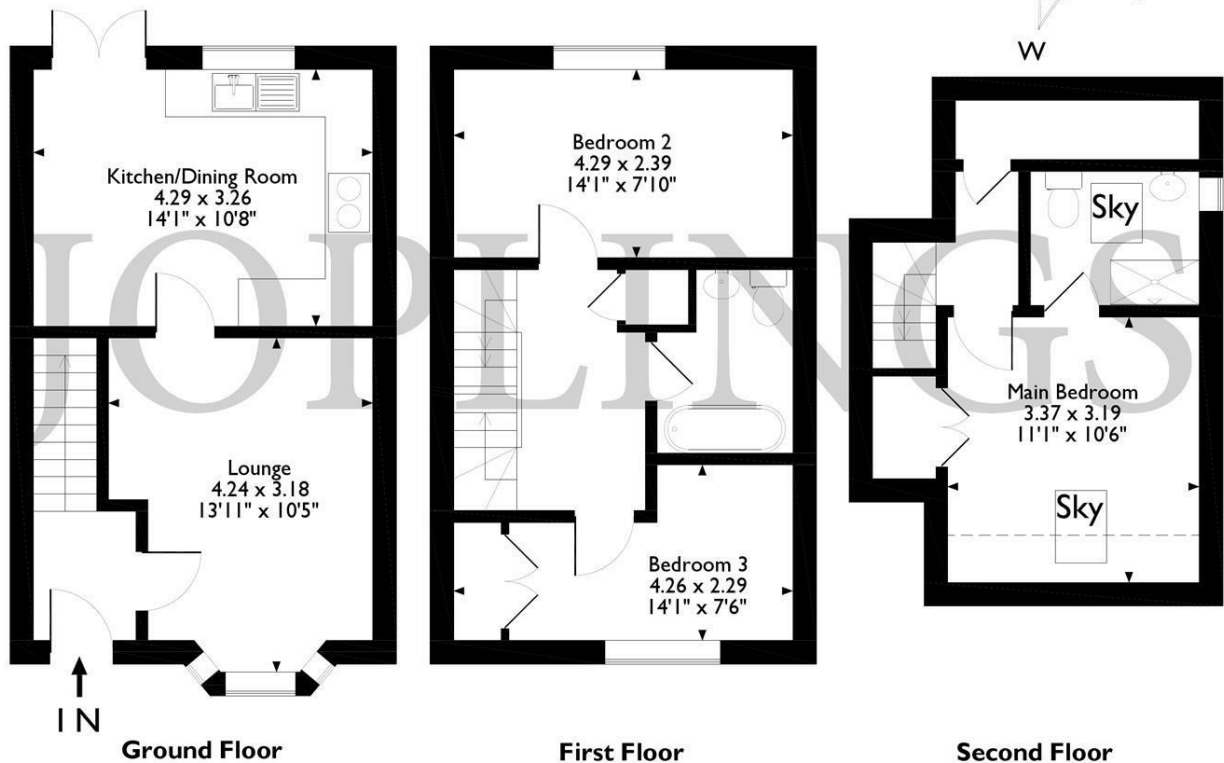
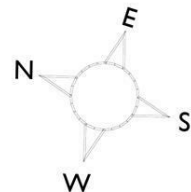
Ripon has good links for the A1 and A19. The Number 36 bus leaves Ripon approximately every 15 minutes for Harrogate and then on to Leeds. For the train, Thirsk is approximately 21 minutes or Harrogate is approximately 29 minutes away. For travelling further afield, Leeds Bradford Airport is approximately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





FLOOR PLANS

103 Priest Lane, Ripon, North Yorkshire
 Approximate Gross Internal Area
 82 Sq M/886 Sq Ft

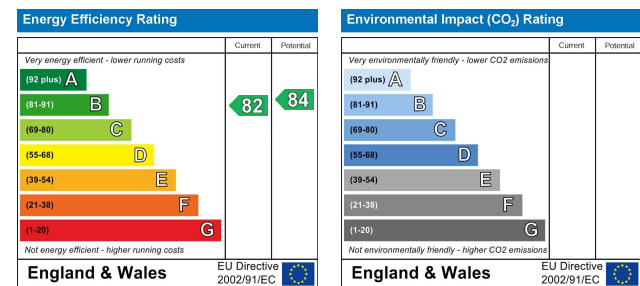


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

Joplings Property Consultants

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