



4 Cathedral Court, Ripon, North Yorkshire, HG4 1BF

A beautifully presented modern end-terrace townhouse, quietly positioned in the heart of Ripon. Offering versatile three-storey accommodation with allocated parking and excellent access to the city centre, this is a stylish and conveniently located home.

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4 Cathedral Court, Ripon, North Yorkshire, HG4 1BF

Guide Price: £220,000

- Private and secluded central Ripon position
- Open-plan kitchen, dining and living space
- Large vaulted-ceiling bedroom
- Beautifully planted enclosed courtyard with brick store
- Allocated parking and side access



General remarks

A Stylish Townhouse in a Private Central Position

Occupying a peaceful and secluded position in the heart of Ripon, this attractive modern end-terrace townhouse offers beautifully presented and versatile accommodation arranged over three floors, together with allocated parking and a delightful enclosed courtyard garden.

The ground floor provides an open-plan kitchen, dining and living space, creating a contemporary and sociable heart to the home. The kitchen is well appointed and flows naturally into the dining and sitting areas, with French doors opening directly onto the rear courtyard, allowing plenty of natural light and providing a seamless connection to the outside. A useful

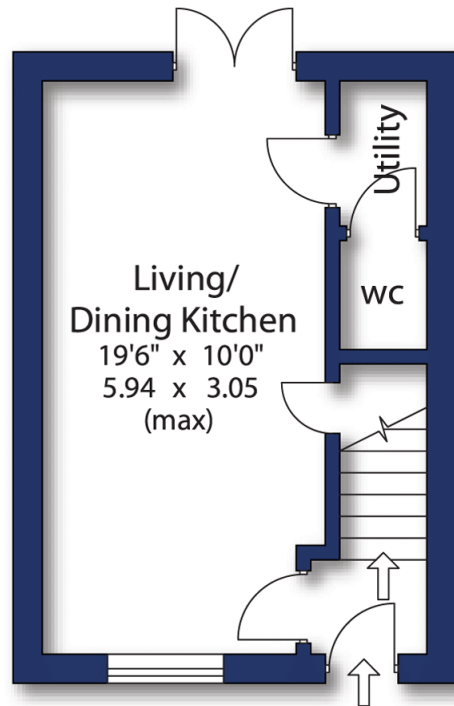
utility area and separate WC complete the ground floor.

To the first floor are two bedrooms or home office, together with a modern house bathroom.

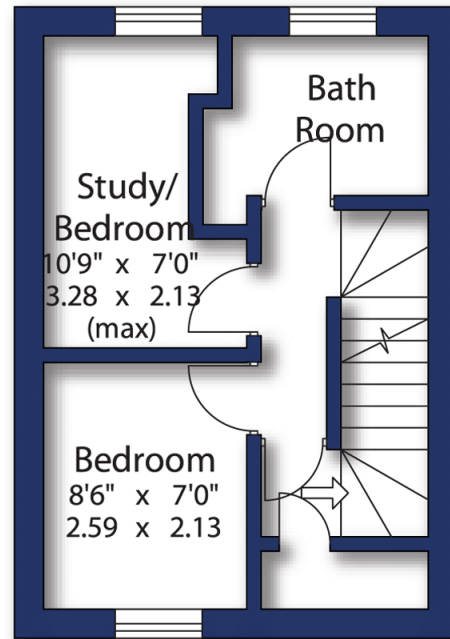
The second floor provides a particularly impressive large vaulted-ceiling bedroom, offering excellent space.

Externally, the property enjoys an attractive enclosed courtyard garden, which has been thoughtfully planted and provides a lovely private space for outdoor seating and entertaining. There is also a useful brick-built store, side access and allocated parking.

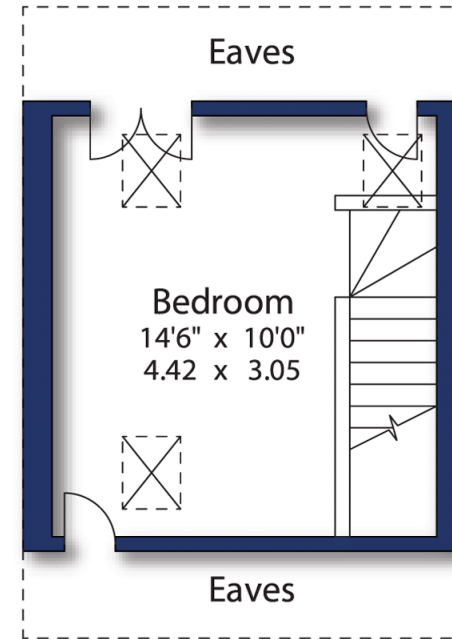
Floorplans



Ground Floor



First Floor



Second Floor

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Mortgage
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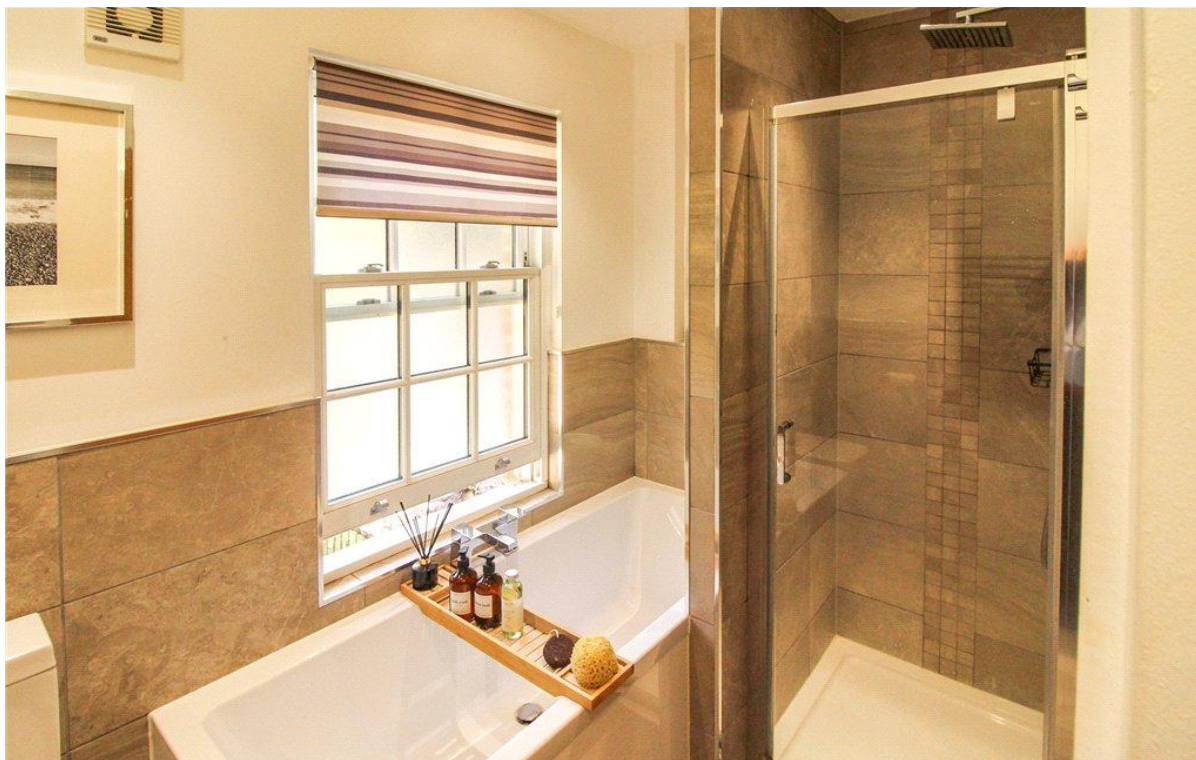


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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Leasehold
- Mains gas, electric, water and drainage
- Off road parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

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We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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