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6 Canal Road, Ripon, North Yorkshire, HG4 1QN

This beautifully presented period townhouse, located in a quiet yet central location with views across Ripon's canal basin. Featuring modern and well-appointed rooms throughout, with an impressive master suite on the second floor.

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dacres.co.uk







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6 Canal Road, Ripon, North Yorkshire, HG4 1QN

Ripon City Centre 0.4 miles, (all distances approximate)

Guide Price: £245,000

- Beautifully Presented period property
- Three double Bedrooms
- Tanked cellar with lighting, sockets and a store room.
- Spacious Kitchen Diner with modern shaker style kitchen
- Chain Free







General remarks

Set in a highly desirable position overlooking the picturesque canal basin in the historic city of Ripon, this beautifully extended three-bedroom end-terrace offers an exceptional blend of period charm and contemporary style. Finished to a high standard throughout, the property has been thoughtfully modernised to create a warm, elegant home with stylish interiors, light-filled living spaces, and stunning views. This is a rare opportunity to own a character property in a peaceful yet central location, just a short distance from all the amenities Ripon has to offer.

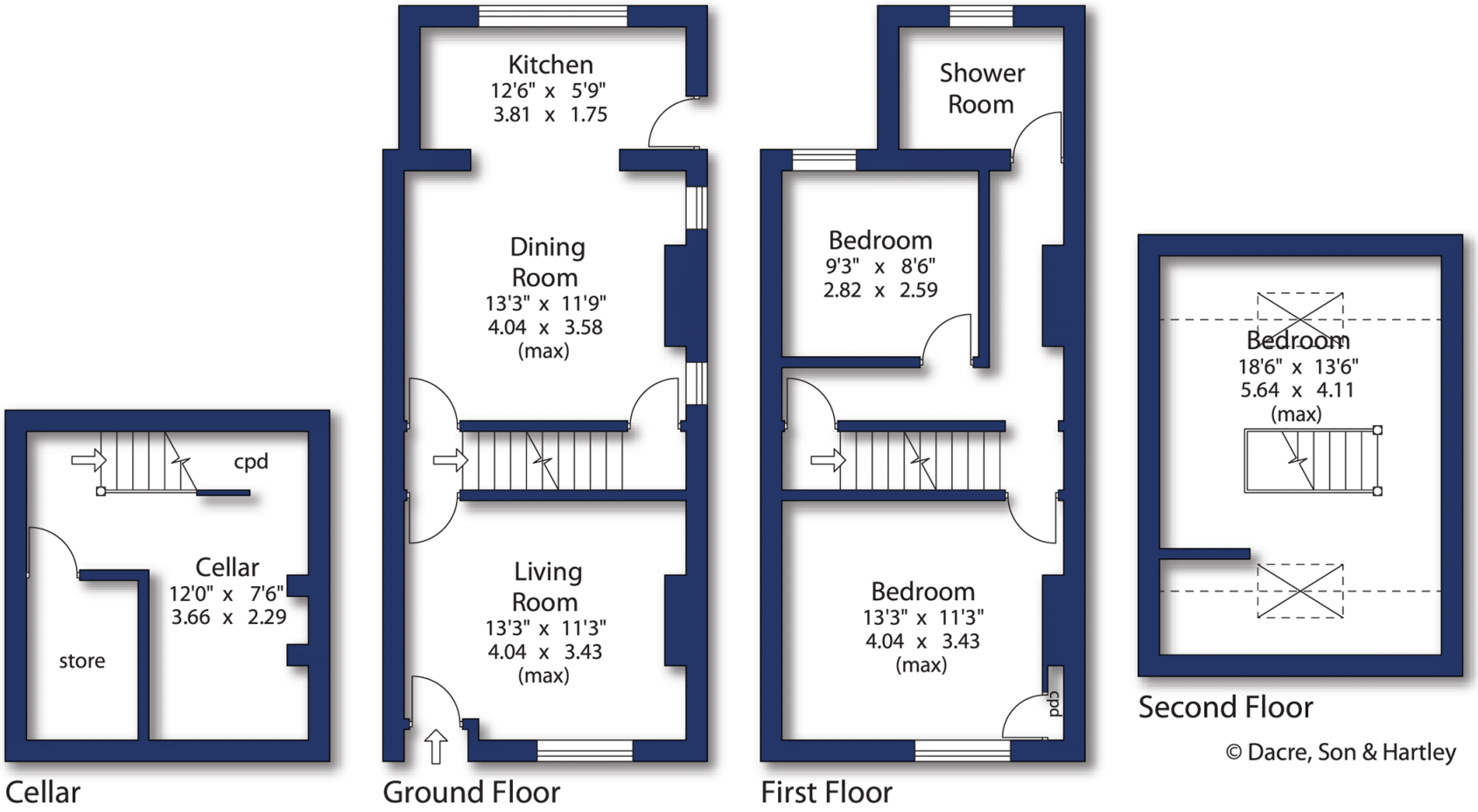
A warm and inviting living room with large window offering views over the canal basin. Tastefully decorated to highlight the period features, including a feature fireplace, while incorporating modern design elements to create a comfortable and versatile living space.

There is a spacious dining kitchen, offering a range of wall and base units, integrated appliances, and sleek worktops. With a door leading out to a paved seating area. A useful cellar is perfect for additional storage having been tanked and fitted with llighting and electrical sockets..

To the first floor there is a spacious double bedroom with tranquil views over the canal basin and beyond. Finished in a soft, neutral palette with high ceilings and traditional features.
Another double bedroom to the rear, ideal as a guest bedroom or home office. There is also a beautifully appointed modern shower room with stylish tiling and contemporary walk-in shower, wash basin, and WC.

A further double bedroom to the top floor with vaulted ceilings provides a perfect master bedroom with Velux windows providing natural light. The room features a freestanding roll top bath with an open plan ensuite bathroom, fitted with a hand basin and WC.

Floorplans

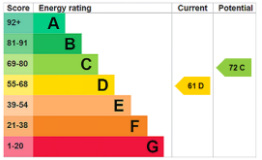


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Contact us

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Directions

Leaving Ripon Market Square, head down Duck Hill and turn left. Head straight over at the roundabout before taking the next available right, which takes you on to Bondgate Green Lane. Take the next Left head past the Navigation Inn to the bottom of the road where the property can be found on the Right Hand Side.

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains Drainage, Water, Electric and Gas
- On Street 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

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

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.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: RIP260185