



Guide Price £210,000

- Beautifully presented property with modern interior
- Two double bedrooms
- Patio doors leading to a secure rear garden
- Off street parking with EV charging port

97B, Priest Lane, Ripon, North Yorkshire, HG4 1LS

An immaculately presented modern home, offering a modern open plan living/dining/kitchen with a downstairs wc and entrance hall, there are two double bedrooms and a modern bathroom. Externally the property benefits from a private rear garden and off street parking

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General remarks

This well-presented modern end-terrace home is located on a quiet area of Ripon, but still benefits from convenient access to the Market Square, local schooling and other amenities Ripon has to offer.

The ground floor features a spacious open-plan living, dining and kitchen area with patio doors leading to the garden. The kitchen is fitted with a range of attractive grey shaker-style wall and base units, complemented by laminate wood-effect flooring which flows throughout the ground floor. There is also a downstairs WC and an entrance hall with stairs leading to the first floor.

Upstairs there is a landing area providing access to two well-proportioned double bedrooms and a modern family bathroom, with tiled walls and fitted with a white suite comprising a WC, wash hand basin and bath with shower over.

Externally, the property benefits from an enclosed rear garden and off-street parking to the front for one vehicle.

Combining modern finishes with a convenient layout, this attractive home is ready to move into and must be viewed to be fully appreciated.

Directions

Upon entering Priest Lane from the top, nearest town, follow the road down, you will pass Ripon Cathedral School on your right-hand-side. The property can be found on the left hand side, opposite Victoria Avenue.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains Water, Electricity and gas are connected
- There is off street parking for one vehicle.

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.

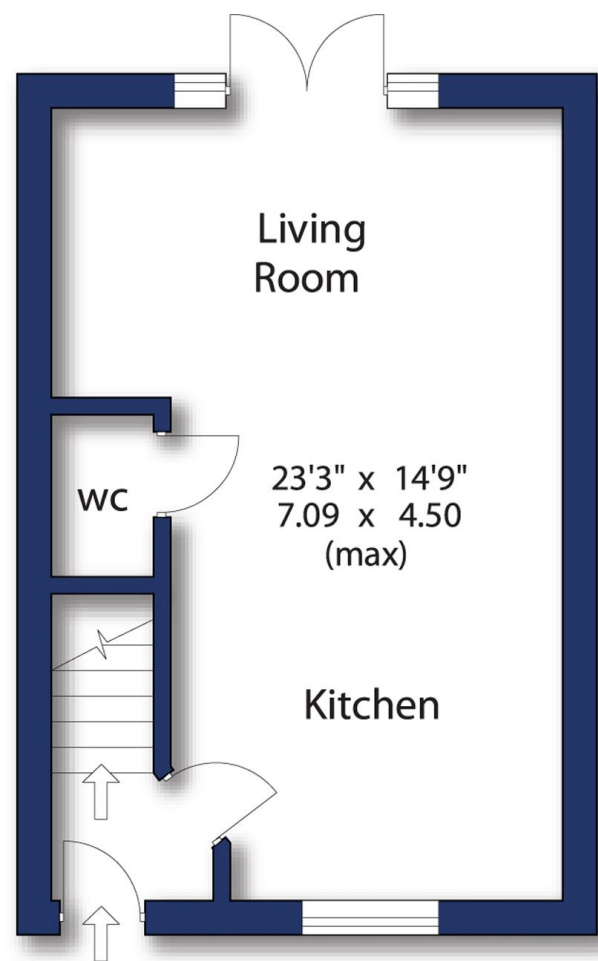
Referral fees

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.

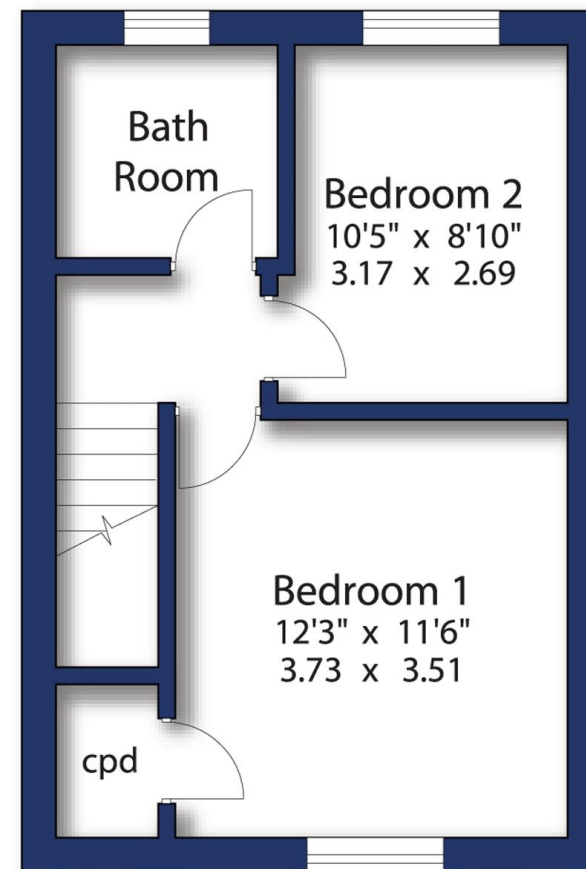
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Floorplans

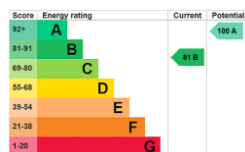


Ground Floor



First Floor

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