



Guide Price £195,000

- Low Maintenance garden with views over mature trees to the rear.
- Off street parking for two vehicles
- Quiet Cul-De-Sac location, 0.7 miles from the Market Square
- Generous master bedroom with ample storage

61 Aismunderby Close, Ripon, North Yorkshire, HG4 1NT

Located in a quiet cul-de-sac just 0.7 miles from Ripon Market Square, this two bedroom semi-detached home features a spacious living room with patio doors leading to a well considered landscaped garden and enjoys views over mature trees.

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General remarks

Occupying a pleasant cul-de-sac position in a town fringe location, this well-presented two-bedroom semi-detached home features a spacious living room offers room for a dining table and has patio doors opening onto the rear

garden, a fitted shaker-style kitchen, with oven and gas hob, space for a fridge, freezer and washing machine. There is also a useful understairs storage/coat cupboard, and a convenient downstairs WC.

To the first floor are two well-proportioned bedrooms, including a generous master bedroom benefitting from excellent built-in storage and a walk-in wardrobe. The accommodation is served by a house bathroom, appointed with a white suite comprising bath, wash hand basin and WC, complemented by half-tiled walls.

Externally, the property enjoys off-street parking for two vehicles to the front. With a path to the side providing external access to the rear enclosed garden, which has been thoughtfully landscaped over several levels and features a paved patio area directly accessed from the living room, providing an ideal space for entertaining or relaxing whilst enjoying views towards mature trees beyond. On the lower level of the garden there is useful storage sheds creating a practical and attractive outdoor space.

Directions

Leaving Ripon Market Square, head down Duck Hill and turn left at the bottom on Water Skellgate. At the roundabout take a right on to King Street, head to the end of the road and turn right on to Quarry Moor Lane, then take the second right on to Aismunderby Close, follow the road to the right where the property can be found, identified by our For Sale Board.

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains Electric, Gas, Water and Drainage are supplied
- There is off street parking for two vehicles

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.

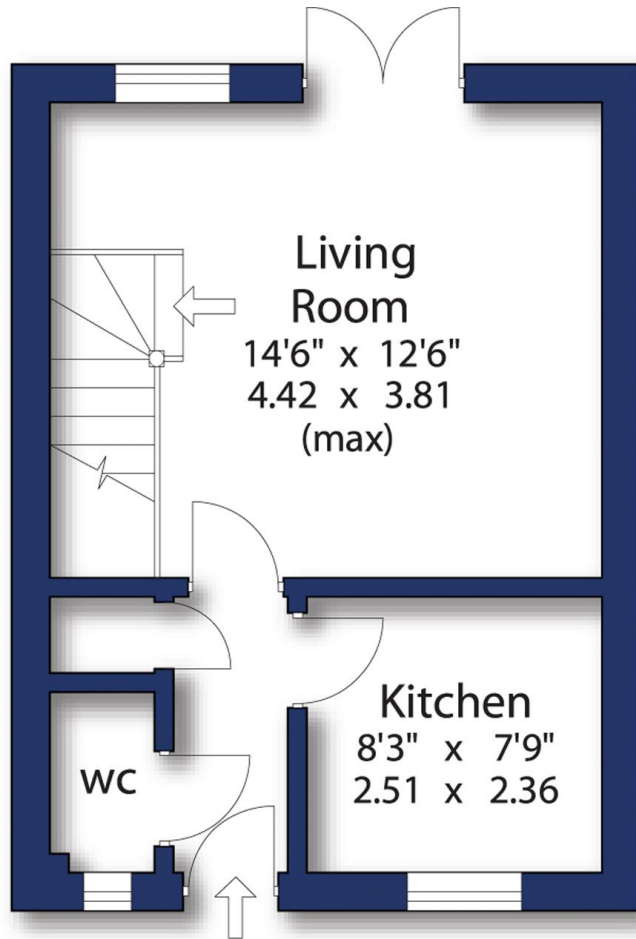
Referral fees

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.

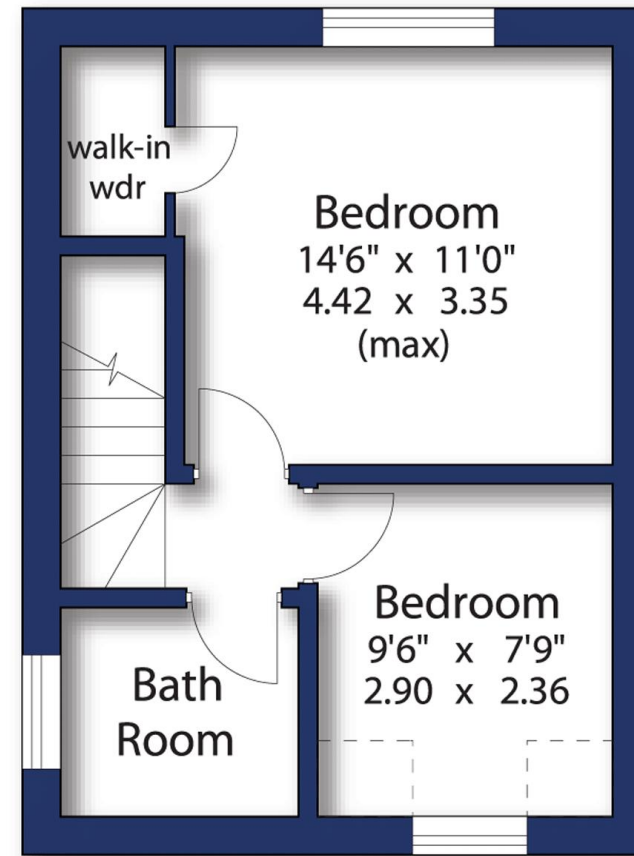
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Floorplans



Ground Floor



First Floor

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