DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £220,000

- Semi-detached house on the popular South side of Ripon.
- Located on the outskirts of Ripon with easy access to countryside and Ripon's 7 Bridges Walk.
- Three bedrooms and a modern Bathroom
- Living Room with log burner

13 Westwood Road, Ripon, North Yorkshire, HG4 2LH

Situated on the outskirts of the highly sought-after south side of Ripon, this attractive three-bedroom semi-detached home offers well-proportioned accommodation, generous parking and an enclosed rear garden just a short walk from the countryside and Ripon's seven bridges walk.

10 Queen Street, Ripon, North Yorkshire, HG4 1ED
Tel: 01765 605151
Email: ripon@dacres.co.uk
dacres.co.uk







2 3 1

13 Westwood Road, Ripon, North Yorkshire, HG4 2LH

General remarks

Located on the outskirts of Ripon, on the popular South side, Westwood Road benefits from a short drive to amenities and Ripon City centre as well as walking distance to countryside and popular walking routes.

The property is accessed via an internal hall with a door leading to a living room featuring a log-burning stove with a separate dining room with a single patio door, complemented by full height window leading to the rear garden. The ground floor is completed by a modern kitchen which is fitted with a range of units with wood-effect laminate doors and a laminate worktop with a stainless steel sink.

To the first floor are three bedrooms and a contemporary house bathroom, fitted with a modern suite including a shower over the bath.

Externally, the property benefits off-street parking with a lawned front garden adjacent. To the rear is a fully enclosed garden which can be accessed via an external pedestrian gate, predominantly laid to lawn with a paved seating area.

Directions

From the South Lodge pub, head up Whitcliffe Lane to the end, you will turn left on to West Lane and then take the second left on to Westwood Road, where the property can be found at the bottom, identified by our For Sale Board.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Off Street Parking
- Mains Gas, Electric, Water and Drainage

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

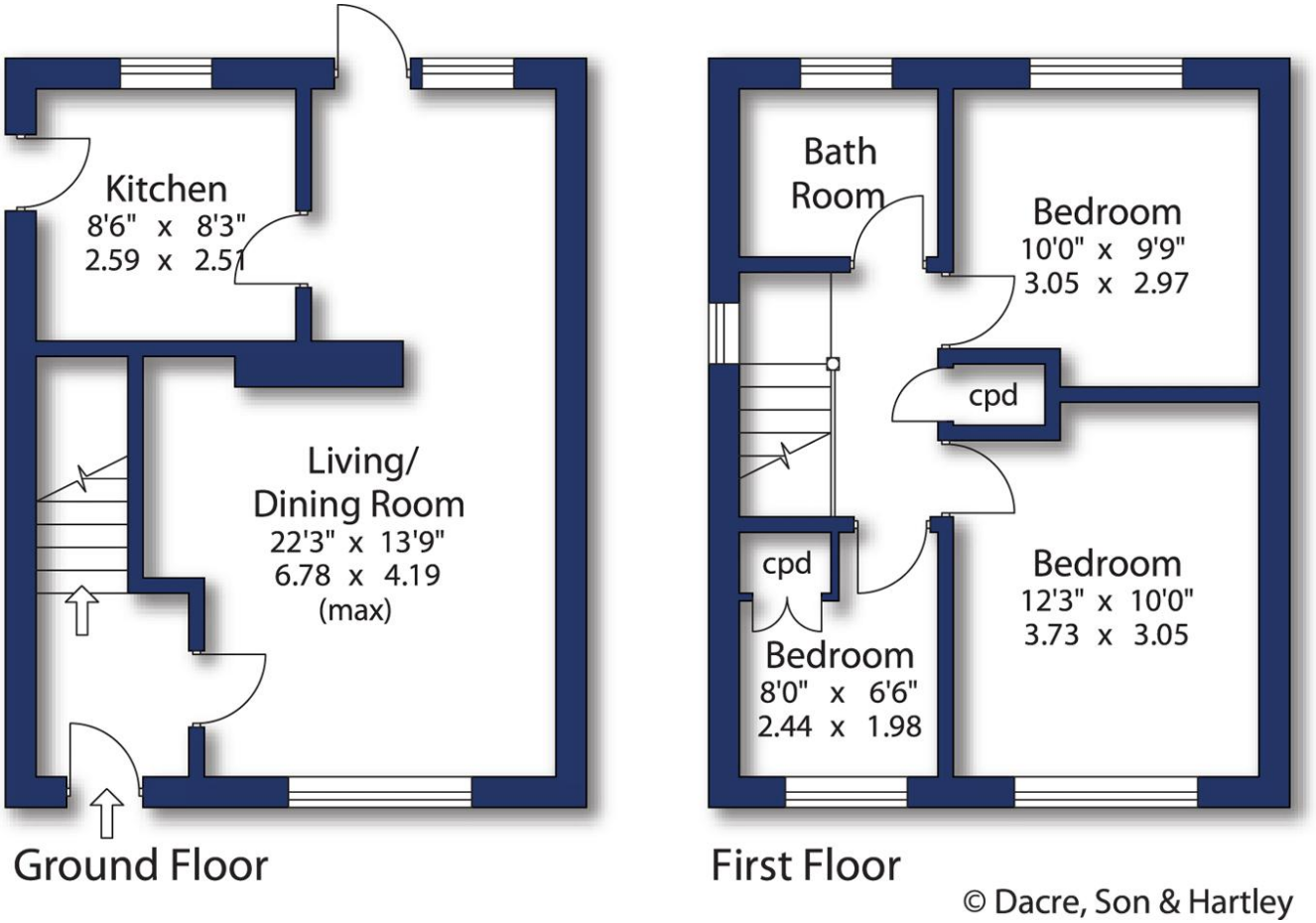
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

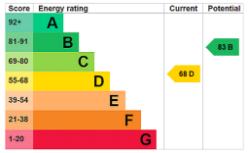
Dacres Ref: RIP260251





Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us
01765 605151
ripon@dacres.co.uk