

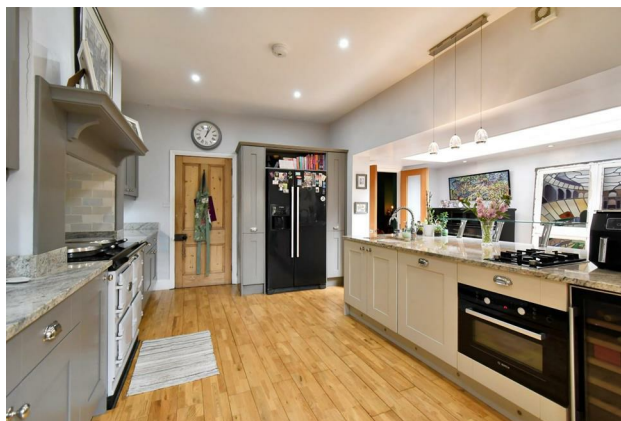
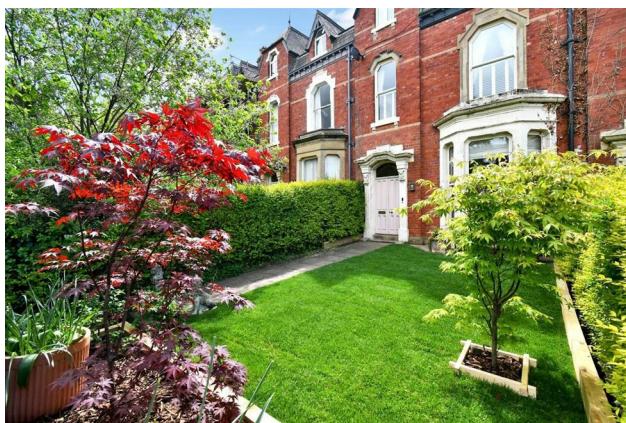
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16 Palace Road, Ripon, North Yorkshire, HG4 1ET

Asking Price £685,000

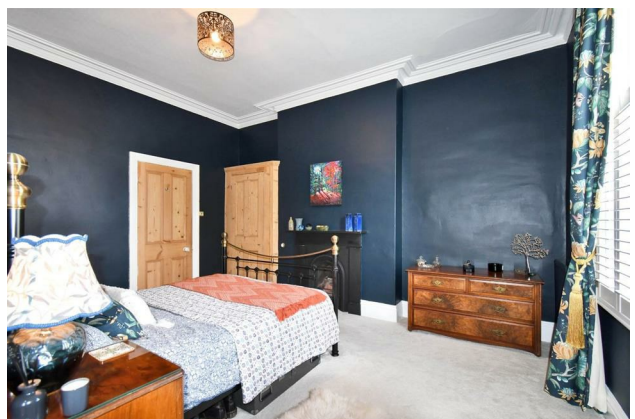
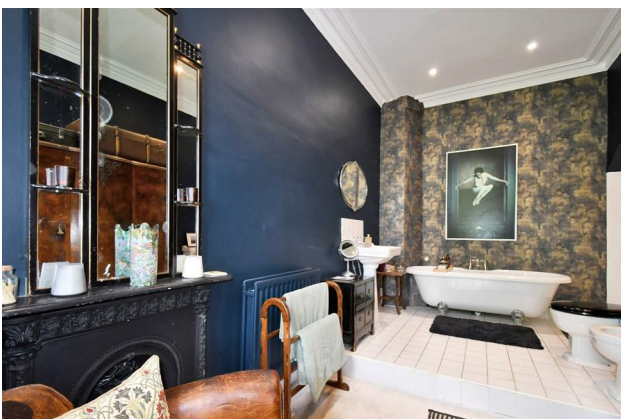
Property Images



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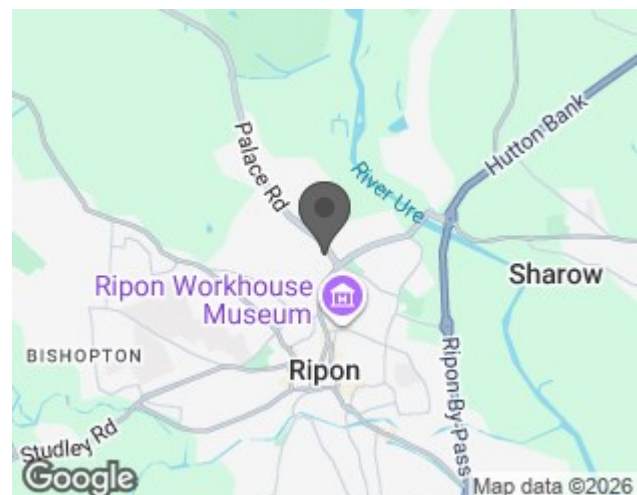


Total Area: 279.0 m² ... 3003 ft²
All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Terraced Beds: 4 Bathrooms: 3 Receptions: 2
Tenure: Freehold

A truly stunning period townhouse, situated in the heart of Ripon. This spectacular home has been extended and modernised over the years to a high standard, whilst keeping many of the beautiful original features.

This exquisite period town house, dating back to 1880, offers a delightful blend of classic elegance and modern living. Spanning three floors, the property boasts two inviting reception rooms, extended modern open plan living kitchen, four bedrooms, two with en-suite facilities, gardens to the front and rear, all within 5 mins walk to the city centre.

The heart of the home is the extended rear living kitchen, featuring modern fitted units, a central island, and an AGA, creating a warm and welcoming space for family gatherings. Adjacent to the kitchen, you will find a useful porch that provides convenient access to the extensive basement store, as well as a ground floor WC and utility room for added practicality.

On the first floor, the superb master suite is a true highlight, that occupies the full width of the property complete with a dressing area and an en-suite luxury bathroom . This floor also includes a further bedroom to the rear and a well-appointed house bathroom and further separate WC. Ascending to the second floor, you will discover two further bedrooms, one of which features a spacious ensuite shower room, and further sitting room/dressing room ensuring comfort and privacy for all.

Externally, the property is complemented by a lovely lawn garden at the front, adorned with planted borders that enhances its curb appeal. To the rear, a beautiful south-facing cottage-style garden awaits, complete with brick-built storage, providing a serene outdoor retreat. There is gated access to the rear which leads to land currently used by the owners to park two cars.

With beautiful river walks and the college lawns ideal for family recreational pursuits this property is ideally placed to enjoy this and the facilities that Ripon city has to offer practically on the door step.

Features

• FOUR DOUBLE BEDROOMS • TWO BEDROOMS WITH EN SUITE AND DRESSING ROOMS • HOUSE BATHROOM AND FURTHER SHOWER ROOM • STUNNING LIVING DINING KITCHEN • UTILITY AND WC • TWO FURTHER RECEPTION ROOMS • STORAGE CELLAR • ENCLOSED GARDENS TO THE FRONT AND REAR • PERIOD TOWNHOUSE • EASY WALK IN TO THE CITY CENTRE