

# HUNTERS®

HERE TO GET *you* THERE

**5 Ure Bank Top, Ripon, HG4 1JD**

**Offers Over £175,000**

**Property Images**





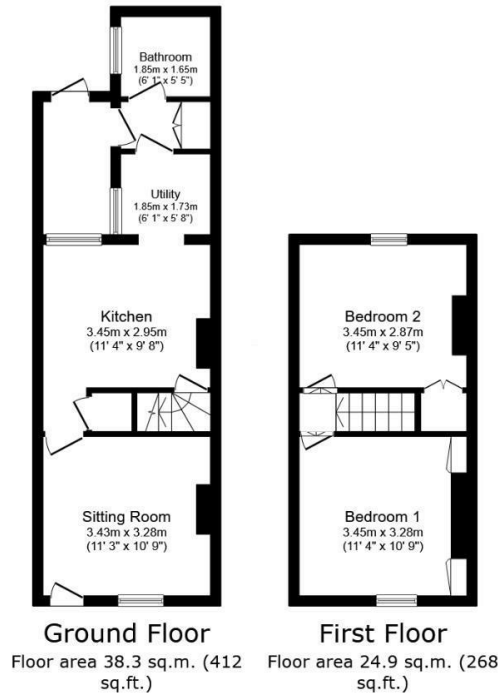
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## Property Images



## Floorplan



Total floor area: 63.3 sq.m. (681 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Situated on the edge of Ripon's historic city centre, this charming two double bedroom traditional terraced home is presented in excellent condition throughout and offers a perfect blend of period character and modern convenience.

The ground floor features a welcoming lounge with a contemporary electric fire, creating a cosy focal point for the room. To the rear is a recently fitted dining kitchen, thoughtfully designed with integrated appliances including a built in hob, oven and extractor fan. A separate utility room and rear porch provide additional practicality and storage. The house bathroom is well appointed, offering a stylish and comfortable space.

Upstairs, the property boasts two generously sized double bedrooms. The master bedroom benefits from a built in wardrobe, offering ample storage.

Externally, there is a beautifully maintained rear garden—ideal for relaxing or entertaining in the warmer months.

Located within easy reach of Ripon's many amenities, schools, and transport links, this superb home would be ideal for first time buyers, professionals or those looking to downsize without compromising on quality or location. Early viewing is highly recommended.

## Features

• TRADITIONAL TERRACE HOUSE • TWO DOUBLE BEDROOMS • DINING KITCHEN • UTILITY ROOM AND REAR PORCH • LOUNGE • BATHROOM • REAR GARDEN