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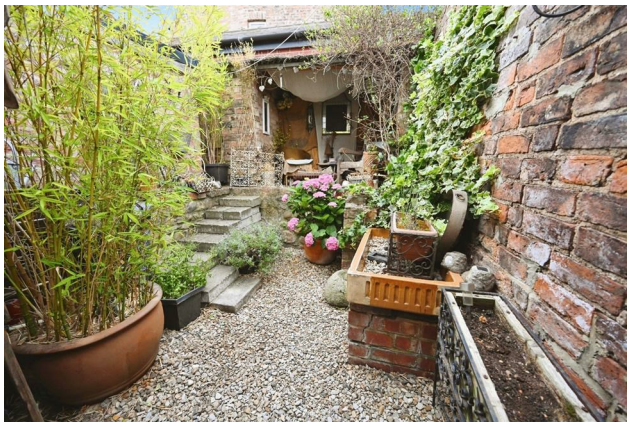
**1 Victoria Grove, Ripon, HG4 1LG**

**Asking Price £215,000**

**Property Images**



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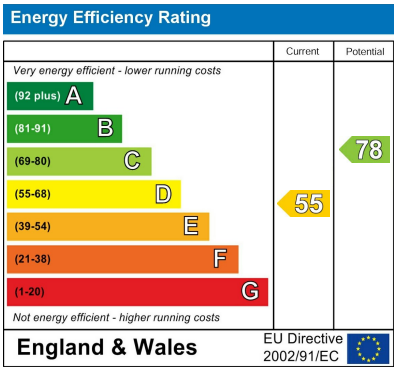
## Floorplan

Total area: approx. 120.3 sq. metres (1294.7 sq. feet)

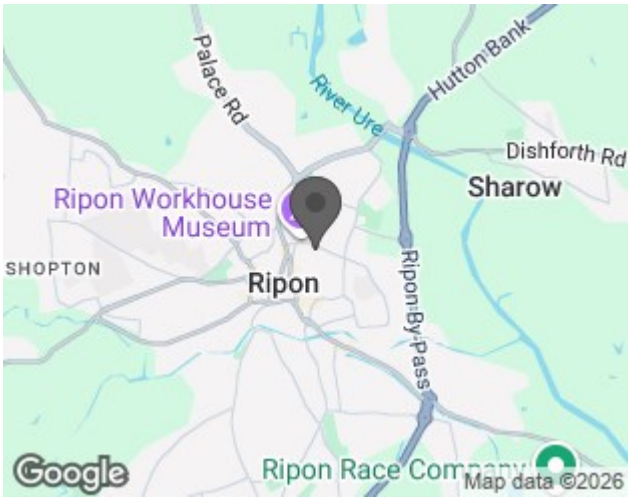
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

**1 Victoria Grove, RIPON**

## EPC




## Map




## Details

Type: House  Beds: 4  Bathrooms: 1  Receptions: 2  Tenure: Freehold

**Summary**

Situated in the heart of Ripon, this charming late Victorian four bedroom semi detached home effortlessly combines period elegance with spacious accommodation arranged over four floors. Dating back to the late 1800s, the property retains a wealth of original character, including beautiful sash windows, high ceilings, wooden floorboards and attractive period features throughout, making it an ideal home for those seeking character within easy reach of the city's excellent amenities.

The accommodation begins with a welcoming entrance hall, with a staircase leading to the first floor. To the front of the property is a delightful lounge, centred around an ornate period open fireplace that provides a wonderful focal point. The separate dining room offers an ideal space for entertaining and features a staircase leading down to a useful cellar, providing excellent additional storage. The kitchen is fitted with a range of units incorporating a built in hob and oven, with a door opening directly onto the rear garden. Beyond the kitchen is access to a useful outhouse, complete with hot and cold water supplies, currently utilised as a practical utility space.

The first floor offers a generous principal bedroom with an attractive bay window, flooding the room with natural light, alongside a further single bedroom and a well appointed house bathroom. The second floor provides two additional double bedrooms, one of which enjoys stunning far reaching views across Ripon's rooftops.

Externally, the property benefits from a private enclosed rear yard, designed for low maintenance and featuring a paved area alongside a raised decked seating area, creating the perfect space for relaxing or entertaining outdoors.

Offering an abundance of character, generous accommodation and a highly sought after central location, this delightful period home presents a wonderful opportunity for those looking to enjoy all that the historic city of Ripon has to offer.

**Features**

• SEMI DETACHED HOUSE • FOUR BEDROOMS • BATHROOM • KITCHEN • TWO RECEPTION ROOMS • ACCOMODATION OVER THREE FLOORS • ENCLOSED YARD • CENTRAL LOCATION