

HUNTERS[®]

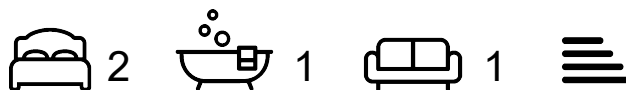
HERE TO GET *you* THERE



North Road

Ripon, HG4 1JR

Offers Over £200,000



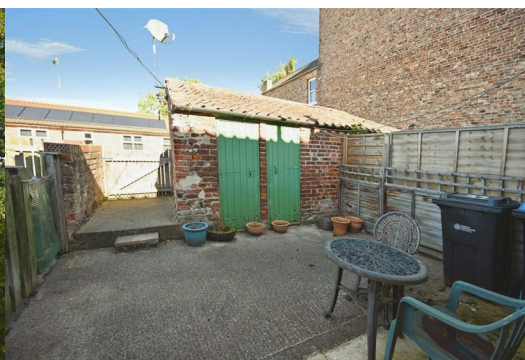
Offered for sale with NO ONWARD CHAIN - A beautiful traditional two double bedroom cottage, ideally situated in the heart of Ripon, offering characterful accommodation arranged over three floors. The property would now benefit from modernisation, providing an excellent opportunity for a new owner to update and personalise the home to their own taste.

The ground floor accommodation comprises a welcoming lounge and a dining kitchen, fitted with a range of units and benefiting from a built in oven and hob, with a door providing direct access to the enclosed rear yard.

To the first floor is a generous master bedroom with built in wardrobes, together with the house bathroom. A further staircase leads to the second floor, where there is a loft bedroom featuring Velux style windows, allowing plenty of natural light.

Externally, the property enjoys a charming cottage style garden to the front, whilst to the rear is an enclosed yard with two useful brick built storage sheds.

Combining a central Ripon location with traditional charm and plenty of potential, this attractive cottage offers an exciting opportunity for buyers looking to create a home to their own specification.



Additional Information
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Offer Acceptance & AML Regulations
Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Mortgage Advice
We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.

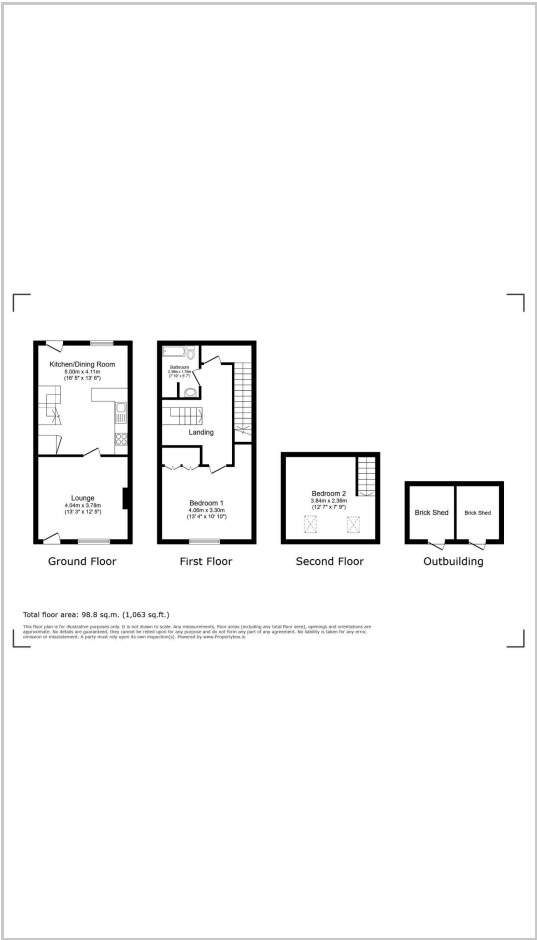
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note
The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

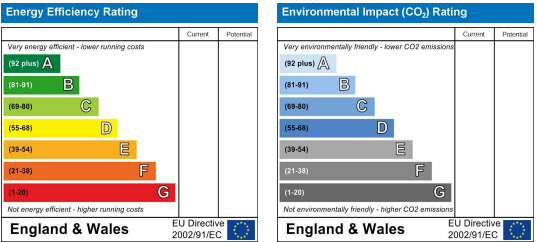
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.