

# HUNTERS®

HERE TO GET *you* THERE

**16 Brewster Terrace, Ripon, HG4 2HY**

**Asking Price £160,000**

**Property Images**





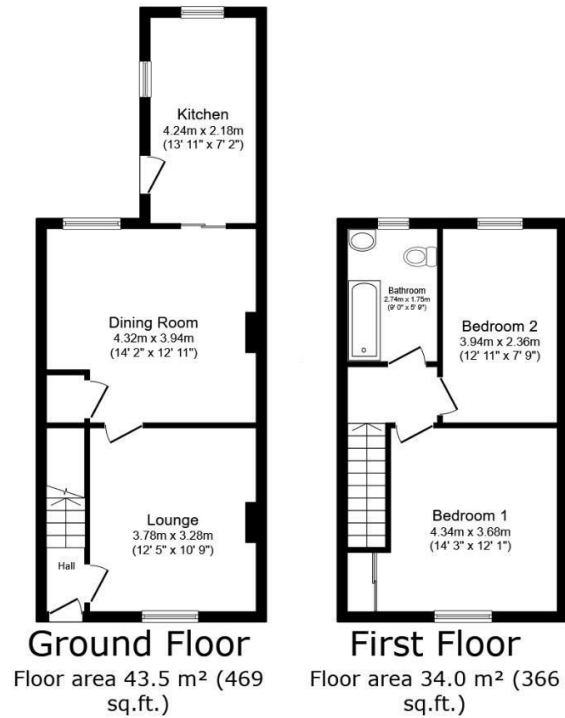
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## Property Images




## Floorplan



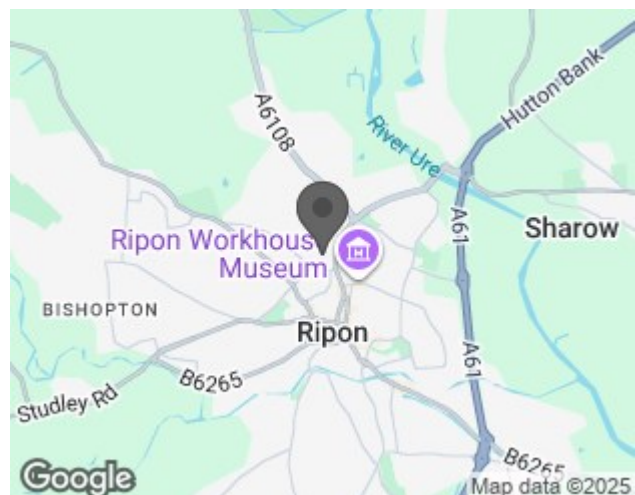
TOTAL: 77.6 m<sup>2</sup> (835 sq.ft.)

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

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>12</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

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

## Summary

Charming Two Bedroom Terrace with Unique Large Garden in Central Ripon, offered for sale with no onward chain

Nestled in the heart of Ripon, this traditional two bedroom terrace offers a rare opportunity to acquire a home with a truly exceptional garden. While the property would now benefit from some modernisation, it presents an exciting prospect to create a wonderful home in a sought after location.

The accommodation comprises a small entrance hall leading to a cosy lounge and a separate dining room, providing ample space for entertaining. The kitchen, located at the rear, features a door opening to the enclosed yard.

Upstairs, there are two well proportioned double bedrooms and a house bathroom.

Externally, the property boasts a delightful enclosed rear yard, which in turn leads to a remarkable 'secret' garden. Enclosed by characterful stone walls, this expansive outdoor space is mainly laid to lawn with flower beds and a paved patio area—offering a peaceful retreat in the heart of the city.

A real hidden gem with fantastic potential, this property is perfect for those looking to add their own touch and enjoy a generous garden in a prime Ripon location.

## Features

• TWO DOUBLE BEDROOMS • TWO RECEPTION ROOMS • KITCHEN • HOUSE BATHROOM • FABULOUS LARGE ENCLOSED REAR GARDEN • FURTHER YARD • CENTRAL LOCATION • WOULD BENEFIT FROM SOME MODERNISATION • EPC - TBC • NO ONWARD CHAIN