

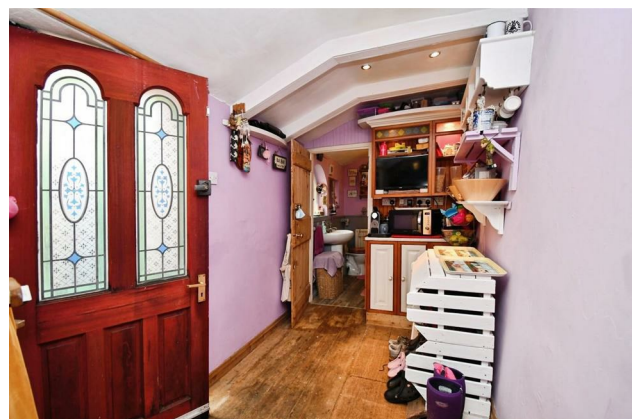
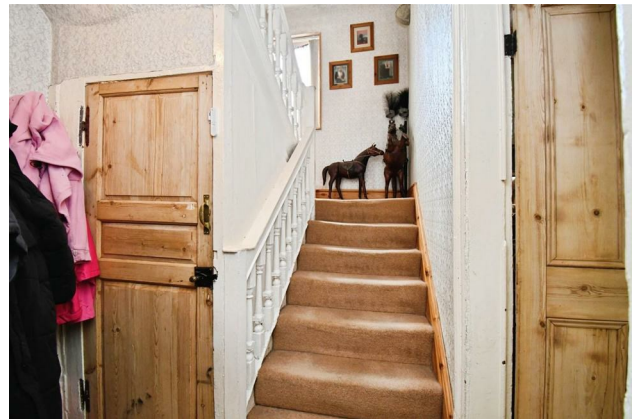
# HUNTERS®

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**34 Low Skellgate, Ripon, HG4 1BG**

**Offers In The Region Of £365,000**

Property Images





## Property Images





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Total area: approx. 212.5 sq. metres (2287.6 sq. feet)

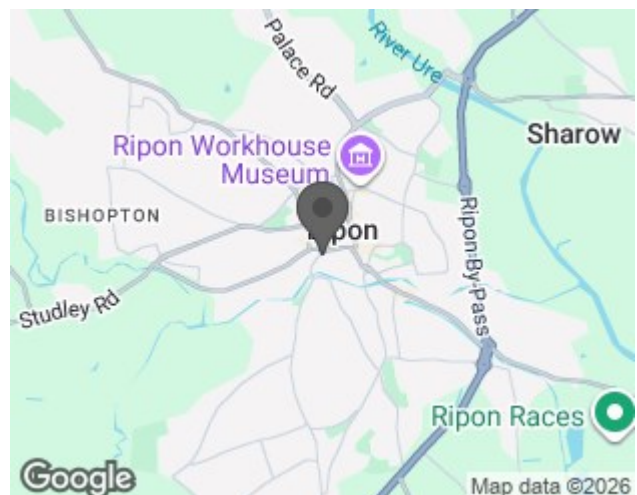
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

34 Low Skellgate, RIPON

## EPC

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</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>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
|   |                         | 68        |
|   | 46                      |           |

## Map



## Details

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

## Summary

Nestled in the heart of Ripon on Low Skellgate, this 18th century Grade II listed period property offers unique historical charm. Spanning over 2200 square feet across three floors, this spacious property is perfect for families seeking both comfort and flexibility.

Upon entering, you are greeted by three inviting reception rooms, including an additional rear lean too style sitting area that over looks the outdoor space. The galley-style kitchen, complete with a porch area, provides a the practical space and completing the ground floor is a convenient bathroom and a useful cellar to the lower ground floor, adding to the property's functionality and storage needs.

The first floor boasts three generously sized double bedrooms, accompanied by a house bathroom. Ascend to the second floor, where you will find the master bedroom, complete with a dressing room area with access to a loft area, ideal for additional storage. A shower room on this level enhances the convenience of this splendid home.

One of the standout features of this property is the private gated outdoor space, which not only serves as a secluded sitting area but also parking for up to two vehicles, providing versatility in how you choose to utilize the area.

Filled with original features throughout, this home is brimming with character and is ready for a new family to make it their own. With its prime location and ample living space, this property presents a rare opportunity to enjoy the best of town centre living in Ripon.

## Features

- GRADE II LISTED 18TH CENTUARY FAMILY SIZED HOME EXTENDING TO 2200 SQ FT • THREE SIZEABLE RECEPTION ROOMS AND LEAN TO PORCH/SUN ROOM • GROUND FLOOR BATHROOM • REAR PORCH AREA AND LOWER GROUND CELLAR FOR USEFUL STORAGE • FIRST FLOOR THREE BEDROOMS AND HOUSE BATHROOM • SECOND FLOOR MASTER BEDROOM WITH SHOWER ROOM AND DRESSING AREA • CENTRALLY HEATED • PRIVATE REAR COURT YARD IDEAL FOR ENTERTAINING AND OR PARKING WITH GATED ACCESS • SET WITHIN A STONES THROW OF THE CITY CENTRE • READY FOR A NEW FAMILY TO MAKE IT THERE OWN AND MUST BE VIEWED