



CATHEDRAL COURT,  
RIPON, HG4 1BF  
£260,000

3 Bedroom House  
EPC Rating: B

LINLEY &  
SIMPSON



Linley and Simpson would like to offer this fantastic THREE BEDROOM mid-terraced house within walking distance of Ripon City Centre. This property offers three double bedrooms, gas central heating and double-glazing throughout. To the ground floor, there is an entrance porch, living room / kitchen area as well as a downstairs WC. To the first floor are two double bedrooms with a house bathroom. Leading up to the second floor is the main double bedroom with an attached ensuite. This property also benefits from a lovely garden and its own allocated parking space, which is highly attractive in the centre of Ripon.

**GROUND FLOOR**  
**ENTRANCE PORCH**

UPVC front entrance door.

**LIVING ROOM / KITCHEN**

**23'8 x 9'10**

A very spacious open plan kitchen and living space. The kitchen has fitted wall and base units with work surfaces over, single drainer sink unit, electric oven with extractor hood over, dishwasher, fridge, freezer and space for a washing machine. This is a great size kitchen as it has its own island with a UPVC door leading into the garden.

**WC**

Low level WC and a pedestal wash hand basin.

**FIRST FLOOR**

**SECOND BEDROOM**

**13'3 X 8'10**

Double bedroom with two double-glazed windows and a central heating radiator.

**THIRD BEDROOM**

**8'10 x 6'4**

Double bedroom with one double-glazed window and a central heating radiator.

**HOUSE BATHROOM**

White three-piece suit comprising panelled bath with a shower over the top, low-level WC, wash hand basin, vanity unit and a central heating radiator.

**SECOND FLOOR**

**MASTER BEDROOM**

**19'1 X 10'**

Huge master bedroom with Velux windows looking over the Minster with an attached ensuite.

**ENSUITE**

White three-piece suit comprising of a walk in shower, low level WC, wash hand basin, vanity unit and a central heating radiator.

**GARDEN APPROX**

**15'5 X 14'3**

Lovely enclosed garden and patio area.

**Externally**

Has one allocated parking space with secured private gates.

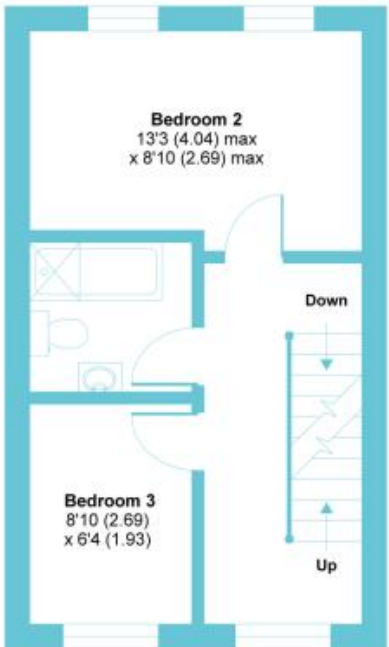


Cathedral Court, Ripon, HG4

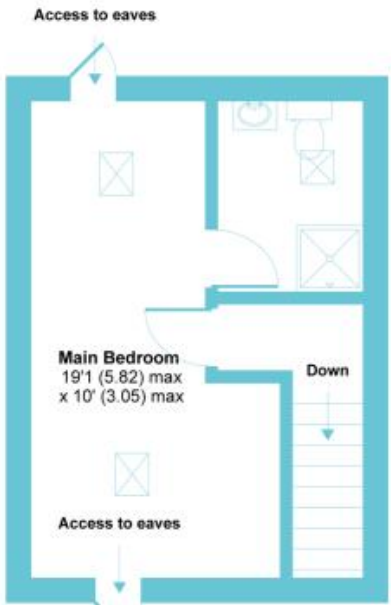
Approximate Area = 889 sq ft / 82.5 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 790018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	88	89
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.