



58 Stonebridgegate  
Ripon, HG4 1LH

Guide price £185,000

**CRAVEN-HOLMES**  
ESTATE AGENTS

## IN NEED OF MODERNISING , TERRACED COTTAGE , CLOSE TO RIPON CITY CENTRE

- A three-bedroom mid-terraced cottage, ready for your personal touch
- Conveniently located near Ripon city centre, offering easy access to a variety of shops, dining options, and local attractions - Originally built as two cottages, this property provides a strong foundation for innovative renovations or returning it to two independent cottages
- Opportunity for loft conversions, subject to planning permission - With two reception rooms and a kitchen/diner- The rear of the property has a large garden, along with a garage, with off-road access and access from the garden and with parking. It offers practical benefits and the potential for outdoor enjoyment - With four durable brick-built outbuildings and a spacious storage area, there's ample room for hobbies, tools, or additional storage solutions, making this property a great canvas for your vision

EPC F



## Summary

We are pleased to present a unique opportunity to acquire 58 Stonebridgegate, a property that skilfully combines the original framework of two 2-bedroom mid-terraced homes into a spacious three-bedroom cottage. This residence is equipped with electric and central heating powered by a coal fire in the kitchen, has a coal fire in the front room and double glazing throughout, ensuring comfort and warmth.

The property boasts a rear garden, a designated parking space, and four versatile brick outbuildings, offering ample storage or potential for creative usage.

The ground floor features two well-proportioned reception rooms, and a spacious kitchen. On the first floor, you will find three sizeable bedrooms along with a large family bathroom which has an electric shower over the bath and a large storage cupboard.

This property holds significant potential for refurbishment and modernisation to suit your taste or, alternatively, could be reverted back into two separate dwellings, subject to obtaining the necessary planning permissions from the local council.

Situated in an excellent location - this home is conveniently close to the heart of Ripon, granting easy access to various amenities, schools, and transport links, including the bypass for efficient commuting. **\*\*No chain involved\*\***

Don't miss out on this remarkable opportunity!

## Directions

On leaving Ripon Market Square via North Street turn right onto Allhallowgate and on reaching the traffic lights turn left onto Stonebridgegate, our property is on the left

## Location

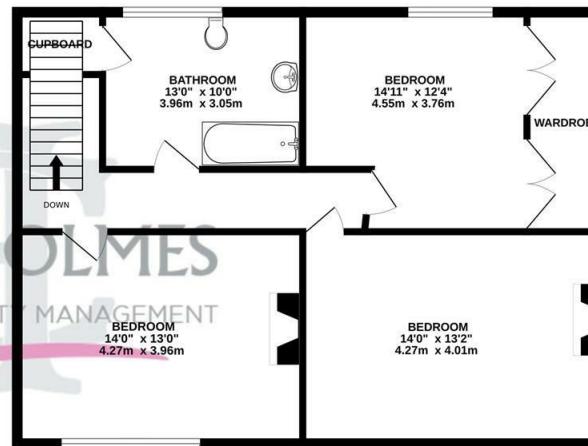
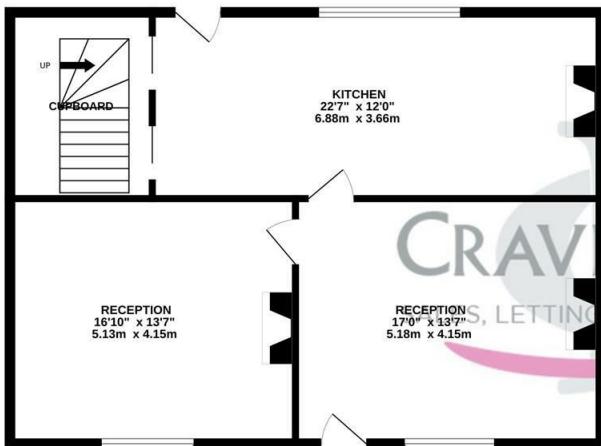
Ripon is a charming historic city that is easily accessible within walking distance of Stonebridgegate. It boasts a diverse selection of shops, services, and recreational facilities to cater to everyone's needs. Additionally, for those involved in business in the region, the nearby A1/M motorway offers excellent connectivity to the motorway network, facilitating convenient access to major commercial centres such as Leeds/West Yorkshire, Harrogate, York, and Teesside/Tyneside. This makes Ripon an attractive location for both residents and businesses alike.





GROUND FLOOR  
765 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
F1 Directive		83	35

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
F1 Directive			

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