



Ripon Close, TS25 1JL  
2 Bed - House - End Terrace  
£130,000

Council Tax Band: B  
EPC Rating: C  
Tenure: Freehold



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ESTATE AGENTS





## Ripon Close, TS25 1JL

**\*\* VIEWING RECOMMENDED \*\*** A beautifully presented two bedroom end terraced house occupying a prime position on Ripon Close. Features include tasteful décor complemented by an impressive kitchen and modern bathroom, gas central heating, uPVC double glazing and burglar alarm, whilst also having the benefit of off street parking and a good sized, private rear garden. Briefly comprising: entrance hallway, through lounge/dining room with uPVC double glazed French doors to the rear garden, impressive fitted kitchen including built-in oven, hob, extractor, plus a cloakroom/WC fitted with a modern white suite. To the first floor are two bedrooms, with built-in double wardrobe to the master bedroom, and a bathroom/WC fitted with a modern white suite. Externally are gardens to the front and rear, whilst a driveway provides off street parking. Fitted blinds, carpets and flooring are included in the asking price.

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entrance door, radiator, staircase to first floor landing.

#### LOUNGE / DINING AREA

19'6 x 11'10 (5.94m x 3.61m)

LOUNGE: uPVC double glazed window to front, radiator.

DINING AREA: uPVC double glazed French doors opening onto the rear garden.

#### KITCHEN

11'4 x 7'6 (3.45m x 2.29m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the rear garden.

#### DOWNSTAIRS TOILET

White low level WC, wash hand basin, radiator.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

13'4 x 10'6 (4.06m x 3.20m)

uPVC double glazed window to front, radiator.

#### BEDROOM 2

8'10 x 8'9 (2.69m x 2.67m)

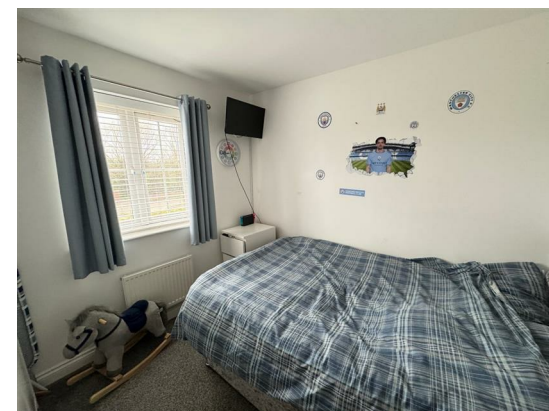
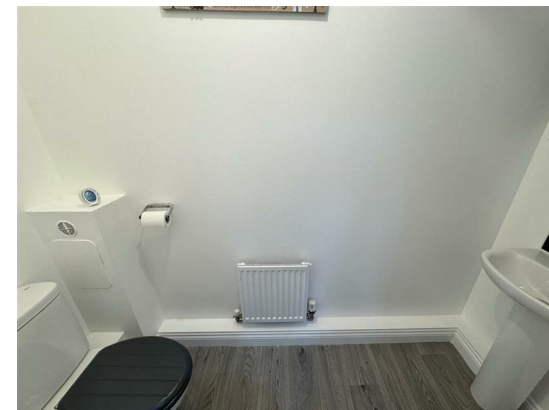
uPVC double glazed window to rear, radiator.

### EXTERNALLY

Externally are gardens to the front and rear, whilst a driveway provides off street parking.

### NB

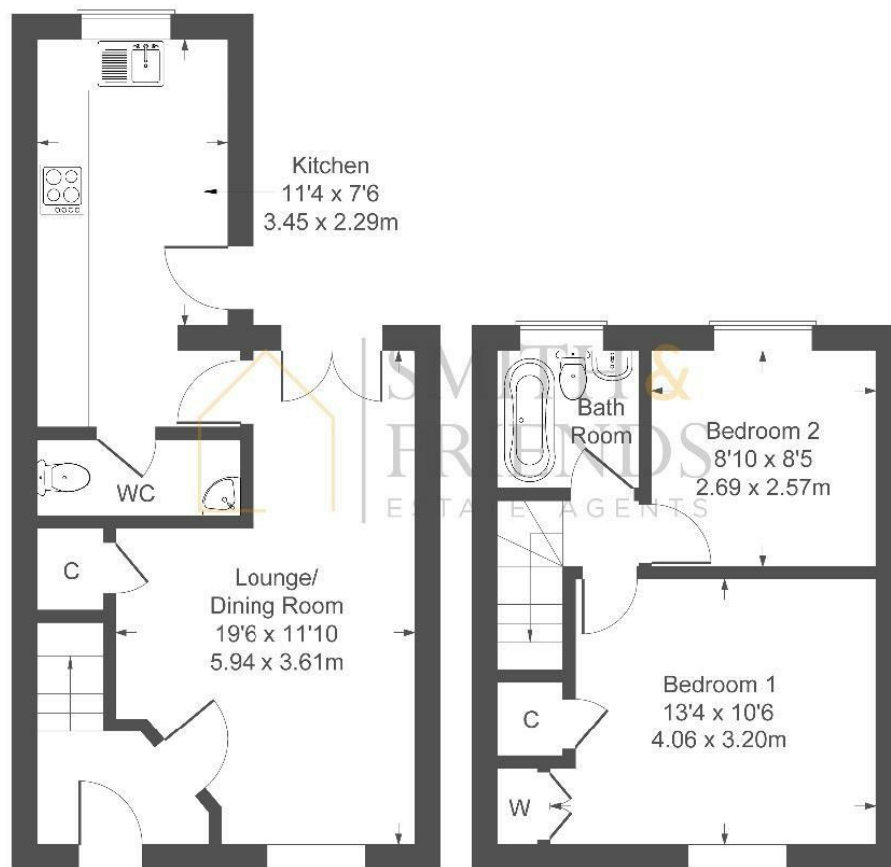
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



# Ripon Close

Approximate Gross Internal Area

674 sq ft - 63 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025

For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(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 & Wales		
EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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