

16 Knaresborough Road,
Ripon, HG4 1RQ



 2  3  2

£299,950

Description

A beautifully appointed, traditional townhouse offering extremely flexible and spacious accommodation arranged over four floors.

The property has undergone a program of modernisation to cleverly combine original period features with modern additions. The accommodation briefly comprises; Entrance hall, sitting room, dining room and kitchen. There is a lower ground floor family room or additional bedroom. Arranged over the first and second floors are three further bedrooms, one having an en-suite shower room, the spacious house bathroom and the utility room.

There is a forecourt garden and in addition a paved patio area to the rear with south facing, private garden beyond.

The property is situated on Knaresborough Road with views towards the Cathedral and still within comfortable walking distance of the city centre. The bypass around the city is easily accessed providing links to the A1(M) and the region's motorway network.

Tenure

Freehold.

Services

All mains services are connected to the property.

Council Tax

Band D.

Directions

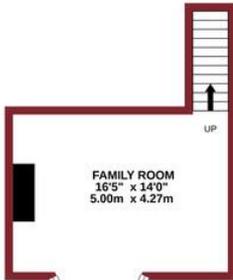
On approaching Ripon from the south at the roundabout on the bypass turn right, Knaresborough Road will be seen as a left hand turn with the property just over the brow of the hill on your left hand side.

Details Produced

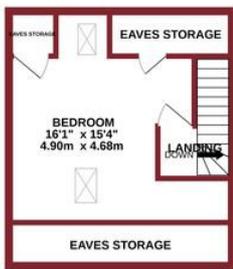
28th April 2021.



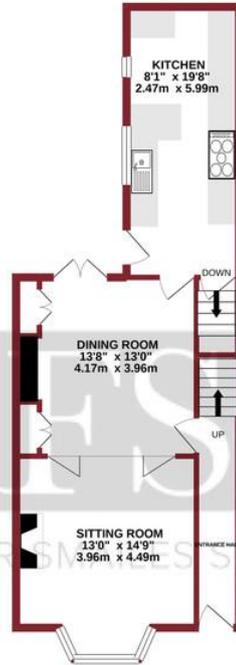
LOWER GROUND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 sq.m.) approx.

Made with Metropix ©2021

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients' interest. Should you require mortgage advice, we have a long-standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501211
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE