



Court Terrace, Ripon,  
HG4 1PD  
£120,000

2 Bedroom House  
EPC Rating: E

LINLEY &  
SIMPSON

Located in the centre of Ripon with picturesque views towards Ripon cathedral, lies this rare opportunity to purchase a two bedroom mid-terrace house. Court Terrace is set behind the popular shops of Kirkgate, therefore giving it easy access to all the local amenities and transport links that the centre of Ripon has to offer.

The property could do with some modernisation and briefly comprises; front door leading to living room, kitchen with built in units, one double bedroom one single bedroom and a house bathroom with shower over bath. Outside; the property benefits from a small yard to the rear, with brick built shed, and space to park a car to the front of the property.

**\*\*Option to buy the other three terraces making up the block, if suitable\*\***

## **GROUND FLOOR**

### **LOUNGE**

Window to front with entrance door and central heating radiator.

### **KITCHEN**

Fitted wall and base units with work surfaces over, single drainer sink unit, space for oven and space for washing machine, combination boiler, central heating radiator, window to rear and door to rear.

## **FIRST FLOOR**

### **LANDING**

Access to first floor rooms.

### **BEDROOM ONE**

Window to rear, integral cupboard and central heating radiator.

### **BEDROOM TWO**

Window To front and central heating radiator.

### **BATHROOM**

Three piece suite comprising panelled bath, hand wash basin with vanity unit, low level WC, extractor fan and central heating radiator.

## **OUTSIDE**

### **REAR YARD**

With brick built garden shed.





**Total Area: 47.3 m<sup>2</sup> ... 509 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		<b>62</b>	(55-68) <b>D</b>
(39-54) <b>E</b>	<b>44</b>		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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