



High St. Agnesgate,  
Ripon, HG4 1QR  
Offers In Excess Of  
£200,000  
3 Bedroom House  
EPC Rating: F

LINLEY &  
SIMPSON

Located on a street which is full of history, lies this three bedroom, grade II listed, period mid-terrace cottage steeped with characterful features and views over the cathedral grounds. High St. Agnesgate is located just a short stroll from Ripon city centre and ideally placed for local amenities, public transport links and having riverside walks close by.

The property was originally a cathedral clergy house dating all the way back to 1863 and briefly comprises; external porch with front door leading in to a cosy living room with gas fireplace and gothic windows with views towards the cathedral, and a good sized kitchen/diner with access to the rear garden. To the first floor are two double bedrooms and a house bathroom, whilst on the second floor is a third double bedroom with fitted wardrobes and a shower room that could easily be converted in to an ensuite.

Outside; the property also consists of a south facing rear yard with storage shed and pedestrian access to the side. The property benefits from a recently fitted (2 years) boiler, carved stone exterior sculptures and no onward chain.

**LOUNGE 18'3" x 10'9" (5.57 x 3.28)**

Single glazed window to front, gas fireplace, under stairs cupboard, door to front and coving to ceiling.

**DINING KITCHEN 18'3" x 11'1" (5.57 x 3.39)**

Fitted wall and base units with work surfaces over, sink unit, built in electric oven and gas hob, space for fridge, stable door to rear, cast iron Range, central heating radiator and two double glazed windows to rear.

**FIRST FLOOR**

**LANDING**

Access to first floor rooms.

**BEDROOM TWO 11'10" x 10'10" (3.60 x 3.29)**

Single glazed window to front, fireplace, and central heating radiator.

**BEDROOM THREE 9'0" x 11'8" (2.75 x 3.56)**

Single glazed window to rear, original fire surround and central heating radiator.

**BATHROOM**

White three piece suite comprising roll top bath, hand wash basin, low level WC and double glazed window to rear.

**SECOND FLOOR**

Eaves storage, access to bedroom one and shower room.

**BEDROOM ONE 12'9" x 14'7" (3.89 x 4.44)**

Double glazed window to rear, fitted wardrobes and central heating radiator.

**SHOWER ROOM**

White three piece suite comprising step in shower cubicle, low level WC and hand wash basin.

**OUTSIDE**

**FRONT GARDEN**

Planted borders, hedged boundaries and on street parking.

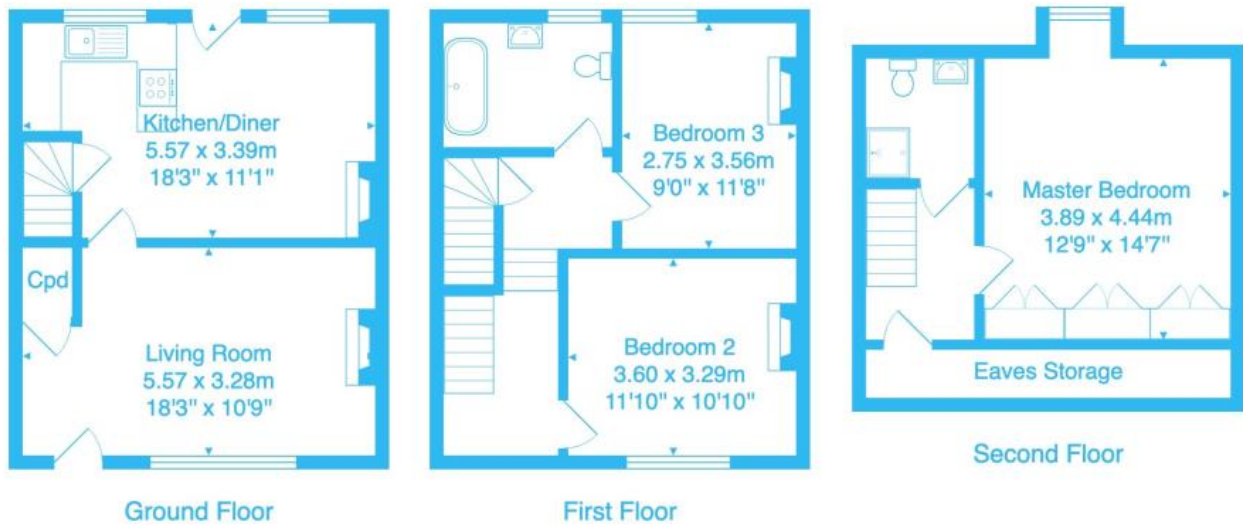
**REAR GARDEN**

Mainly paved with walled boundaries and pedestrian access.

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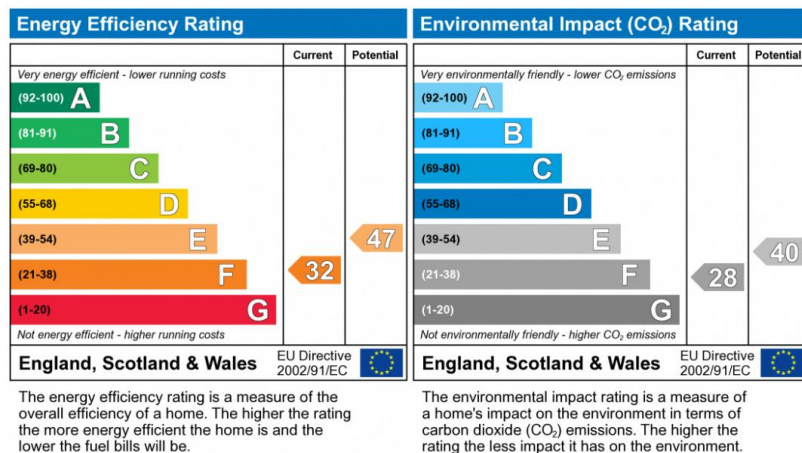




Total Area: 103.2 m<sup>2</sup> ... 1110 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only.

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