



YOUNGS COURT,  
HIGH SKELLGATE,  
RIPON, HG4 1DJ

£125,000

1 Bedroom House

EPC Rating: D

LINLEY &  
SIMPSON

Linley and Simpson would like to offer a highly desirable terraced house within walking distance from Ripon City Centre. The ground floor comprises; entrance porch leading into the kitchen and a house bathroom, which then leads upstairs to the double bedroom and living room. This property is in a prime location close to the primary schools as well as, easy access to the A1.

## **GROUND FLOOR**

### **ENTERANCE PORCH**

Double-glazed door opening to the side leading through to the kitchen and house bathroom.

### **KITCHEN/DINING AREA**

#### **15' X 9'7**

A spacious kitchen and dining area. Fitted wall and base units with work surfaces over, double drainer sink unit, electric oven, space for a washing machine and has a central heating radiator. Double-glazed window to the front elevation.

### **HOUSE BATHROOM**

White three-piece suite comprising panelled bath with shower over, low level WC, wash hand basin, vanity unit and towel radiator.

## **FIRST FLOOR**

### **DOUBLE BEDROOM**

Double bedroom with double glazed window and a central heating radiator. This bedroom also leads into the living room.

### **RECEPTION ROOM**

#### **15' x 11'3**

A spacious living room with a central heating radiator, double glazed window, television and telephone point with stairs leading downstairs to the ground floor.

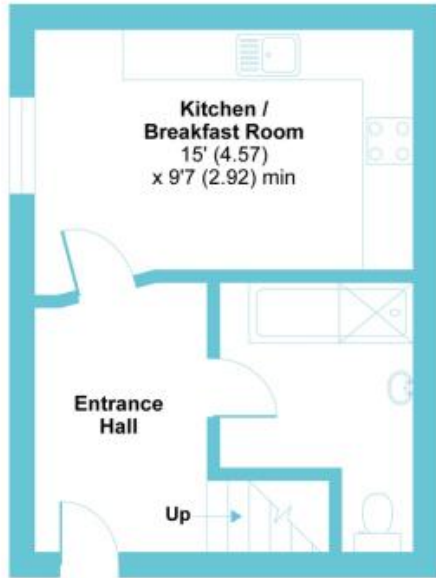




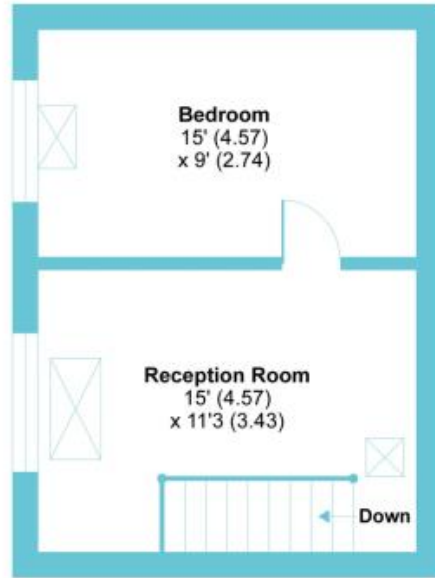
# Youngs Court, High Skellgate, Ripon, HG4

Approximate Area = 620 sq ft / 57.6 sq m

For identification only - Not to scale



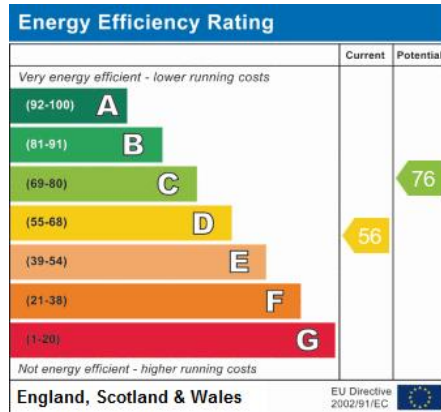
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Linley & Simpson. REF: 787340



Reference:  
0758-9906-6240-4788-5954