



**DOUBLEGATES
MEWS, RIPON,
NORTH YORKSHIRE,
HG4 2LZ**
Offers Over £250,000
3 Bedroom House
EPC Rating: C



An immaculately presented and spacious three bedroom mews ideally located within walking distance of Ripon Grammar School, with ease of access to Ripon City Centre and the A1(M). The property has been substantially refurbished in 2020 to include a stylish new kitchen, new boiler, newly fitted carpets and redecoration. A modern home on the Western edge of Ripon close to open countryside and a range of walks this home is ideal for families and benefits from gas central heating, double glazing, enclosed garden, garage and driveway and briefly comprises:

Ground Floor

Entrance Hall

Enter via UPVC door, storage cupboard.

Downstairs WC

UPVC double glazed window to side elevation, low level WC, pedestal wash hand basin and radiator.

Lounge/Dining Room

A light and airy family space with double patio doors with a window either side, leading to the garden, side elevation double glazed window and pitched ceiling with two skylights, two central heating radiators and double doors to the kitchen.

Kitchen

Newly installed in 2020, this modern fitted kitchen has a range of white high gloss base and wall units, grey oak effect worktops, grey tiled splashback, breakfast bar, stainless steel single drainer sink, stainless steel cooker hood, gas hob, integrated double oven, dishwasher and fridge freezer, UPVC double glazed window to front elevation.

First Floor

Bedroom 2

A spacious double bedroom with two double glazed windows to rear elevation and two central heating radiators.

Bedroom 3

Spacious single bedroom with double glazed window to front elevation and central heating radiator.

House Bathroom

Comprising three piece white suite with panelled bath having shower over, low level WC, pedestal wash hand basin, partially tiled walls, extractor fan and towel radiator.

Second Floor

Master Bedroom

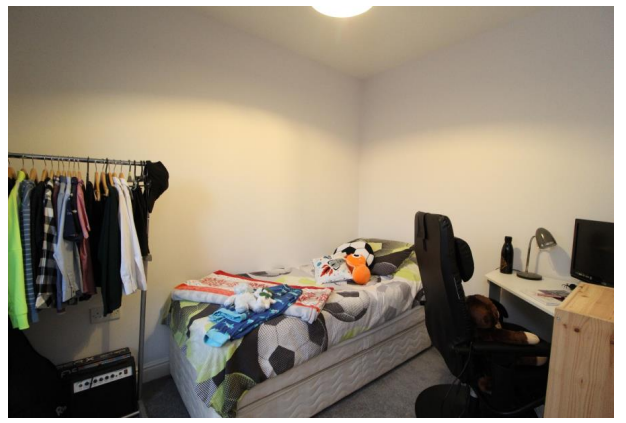
Double glazed dormer window to front elevation, central heating radiator, storage cupboard and cupboard housing hot water system.



Ensuite

Double glazed window to the rear elevation, tiled walk in shower cubicle, low level wc, pedestal wash hand basin, extractor fan and central heating radiator.

Externally there is an enclosed rear garden laid to lawn with patio area and fenced boundaries. Driveway parking to the side and a single garage. There is an open plan garden area and path that leads to the front of the house.

Positioned on the edge of the city but still within easy walking distance of the local shop, schools and the city centre this is an ideal family home.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		75	
		86	
			73
			84
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			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 (CO₂) emissions. The higher the rating the less impact it has on the environment.