



£325,000 Guide Price

Holmefield Road, Ripon

House | 3 Bedrooms | 2 Bathrooms

01423 276100



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# Step Inside

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## Property Description

A well presented three bedroom end of terrace house occupying an enviable plot with ample off street parking, double garage and large enclosed garden, situated in the popular residential location on the South Side of Ripon.

## Main Particulars

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This excellent family comprises in brief; entrance hallway with useful understairs cupboard and stairs to first floor, open plan dining kitchen and a sitting room with wood burning stove and sliding patio doors out to a paved seating area. To the first floor there are three bedrooms and a modern house bathroom.

Outside the property occupies a large plot with driveway to the front providing ample off street parking and leads to a detached double garage with power and lighting. To the rear garden laid mainly to lawn with paved delightful decked and paved seating areas, ponds and sheds.

Homefield Road is situated on the South side of Ripon, within easy reach of the historic Cathedral city which provides an excellent range of services and amenities including a weekly market, a range of independent shops and supermarkets, a number of restaurants and bars, a cinema, Ripon city racecourse, golf course, leisure centre and swimming pool. There is a wide range of schools throughout the area for all ages including the renowned Ripon Grammar school just a mile from the City centre.

Tenure: Freehold







Total Area: 86.3 m<sup>2</sup> ... 929 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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