Sherringtons
Sales & Lettings









3 Oak Road

Ripon, HG4 2LP

FABULOUS NEW PRICE + NO CHAIN !!! A spacious and well presented three bedroom terraced house set in this popular residential area. The property benefits from being light and spacious throughout, gas central heating, double glazing, front and rear enclosed gardens. The accommodation comprises: Front door leading into entrance hall, spacious living room open to dining room, kitchen with a good range of units. Stairs to first floor, three bedrooms and a modern bathroom. Externally: Brick built outbuilding with light and power. Enclosed front lawned garden with hedge and fenced perimeters. Rear enclosed low maintenance gravelled garden with rear gated access. A superb property ready to move into and will suit a wide range of buyers.

Asking Price £179,950

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- FABULOUS NEW PRICE + NO CHAIN !!!
- MODERN KITCHEN + BATHROOM
- GAS CENTRAL HEATING + DOUBLE GLAZING
- TO SUIT A WIDE RANGE OF BUYERS !!!
- TERRACED PROPERTY
- LOUNGE OPEN TO DINING AREA
- POPULAR RESIDENTIAL AREA
- THREE BEDROOMS
- ENCLOSED GARDENS + OUTBUILDING
- SUPERB PROPERTY READY TO MOVE INTO

ENTRANCE DOOR

Double glazed front door leading into;

ENTRANCE HALL

Laminate wood floor, radiator, stairs leading to first floor.

LOUNGE

13'10" x 13'1" (4.22m x 3.99m)
Laminate wood floor, feature fire place housing electric fire, radiator, double glazed window to front aspect. Open to:

DINING AREA

9'4" x 8'3" (2.84m x 2.51m)
Laminate wood floor, radiator, double glazed window to rear aspect.

KITCHEN

14'10" x 8'5" (4.52m x 2.57m)
Range modern wall and base units with work surface over, sink unit housing stainless steel one half bowls and drainer with swivel mixer tap, integrated four ring gas hob and electric oven with extractor hood over, laminate wood floor, radiator, understairs storage cupboard, double glazed door and window to rear aspect.

FIRST FLOOR

Loft access, attic space housing boiler.

BEDROOM ONE

12'3" x 10'9" (3.73m x 3.28m)
Double glazed window to front aspect, radiator, built in wardrobe.

BEDROOM TWO

9'11" x 6'11" (3.02m x 2.11m)
Double glazed window to rear aspect, radiator.

BEDROOM THREE

6'11" x 9'11" (2.11m x 3.02m)
Double glazed window to front aspect, radiator.

BATHROOM

6'0" x 5'5" (1.83m x 1.65m)
Modern white suite comprising; panelled bath with mixer tap and overhead shower attachment, low level W.C., pedestal hand wash basin and mixer tap, extractor fan, tiled walls, double glazed window to rear aspect.

EXTERNALLY

ENCLOSED FRONT GARDEN

Enclosed lawned front garden with hedge and fence perimeter.

ENCLOSED REAR GARDEN

Enclosed low maintenance gravelled garden with a fenced perimeter and gated access to the rear aspect

BRICK BUILT OUTBUILDING

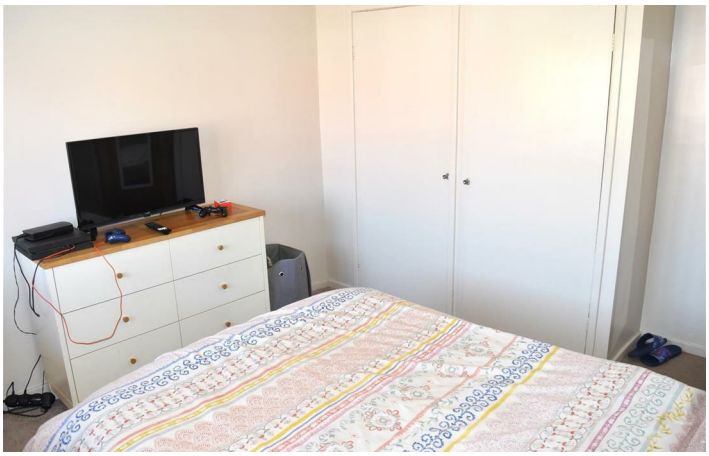
5'1 x 12'4" (1.55m x 3.76m)
Double glazed window and door and light and power.











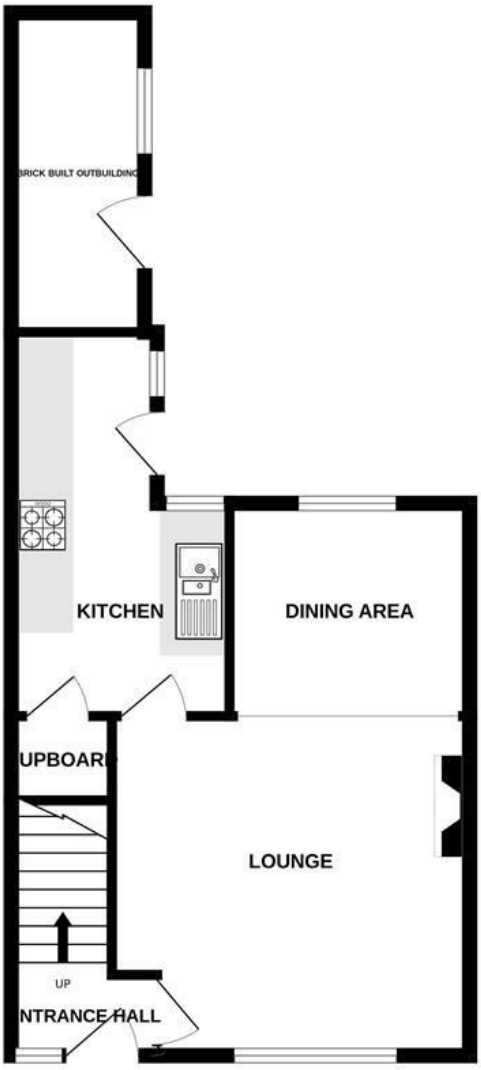




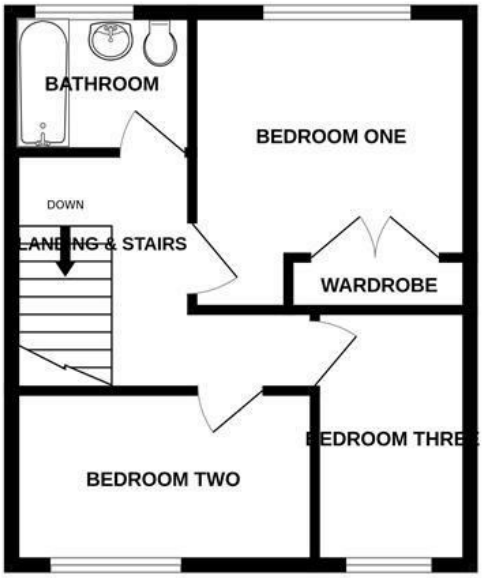


Floor Plan

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



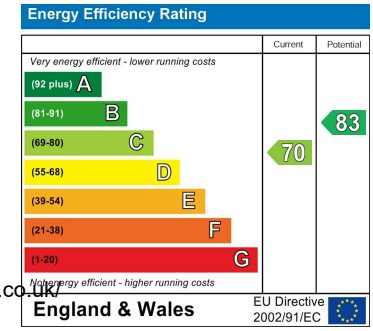
1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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