Sherringtons
Sales & Lettings









43 Lickley Street

Ripon, HG4 1LJ

NEW PRICE !!! A well presented and spacious two bedroom end town house situated in this quiet residential area. The property benefits from modern kitchen and bathroom, gas central heating, double glazing and off street parking. Briefly comprises: Front door leading into lounge, modern dining kitchen. To the first floor, two bedrooms and bathroom. To the exterior: Lawned garden to the front and an enclosed rear paved and gravelled garden with fence perimeter, storage box and water tap with designated off street parking to the rear.

Asking Price £180,000

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, Ripon, HG4 1LJ

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- NEW PRICE !!!
- MODERN KITCHEN + BATHROOM
- OFF STREET PARKING
- MODERN TOWN HOUSE
- DOUBLE GLAZING + GAS CENTRAL HEATING
- WITHIN WALKING DISTANCE TO RIPON CITY CENTRE
- TWO BEDROOMS
- FRONT + REAR GARDENS
- RESIDENTIAL AREA CLOSE TO AMENITIES

FRONT DOOR

Double glazed front door leading into;

LOUNGE

14'1" x 11'5" (4.29 x 3.48)
Laminate wood flooring, radiator, double glazed window and door to front aspect, tv point, phone point, feature fire place, stairs to first floor.

KITCHEN DINING ROOM

11'7" x 9'0" (3.53 x 2.74)
A range of modern wall and base units with roll top work surface, stainless steel sink unit housing bowl and drainer with swivel mixer tap, 4 ring electric hob, oven with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, laminate wood flooring, wall mounted combi boiler, double glazed window and door to rear aspect.

FIRST FLOOR

Loft access, smoke alarm.

BEDROOM ONE

12'0" x 11'8" (3.66m x 3.56m)
Two double glazed window to front aspect, radiator, built in wardrobes, over stairs storage cupboard.

BEDROOM TWO

11'2" x 5'11" (3.40m x 1.80m)
Double glazed window to rear aspect, radaitor.

BATHROOM

White suite comprising: Vanity unit housing basin with taps, low level W.C.., panelled bath with mixer tap and shower attachment, chrome heated towel rail, double glazed window to rear aspect.

EXTERNALLY

Lawned garden to the front and enclosed rear paved and gravelled garden with fence perimeter, storage box and water tap with designated off street parking to the rear.

FRONT GARDEN

Lawned garden to the front of the property.

REAR GARDEN

Enclosed rear paved and gravelled garden with fence perimeter, storage box and water tap.

PARKING

Designated off street parking space to the rear of the property.



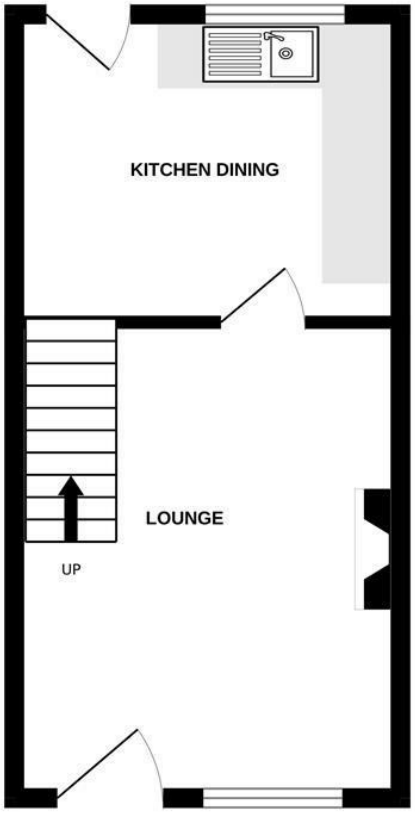




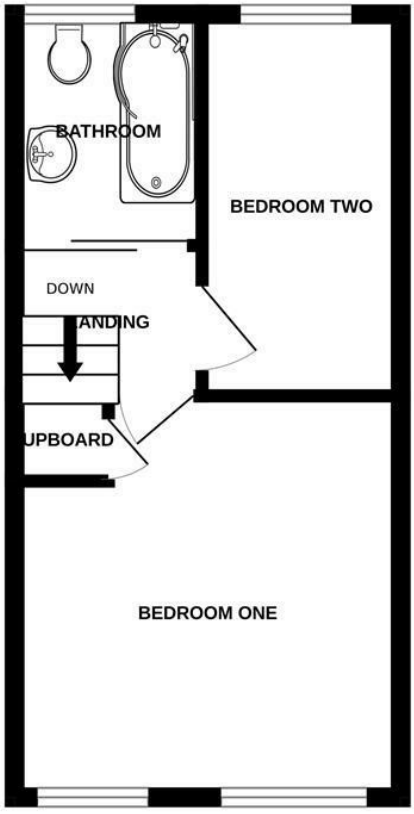



Floor Plan

GROUND FLOOR
263 sq.ft. (24.5 sq.m.) approx.



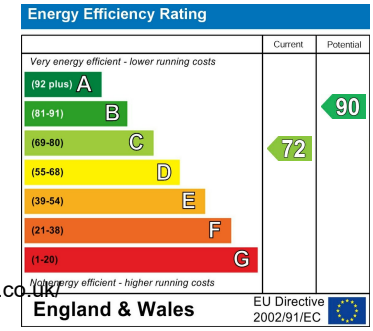
1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.3 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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