

## 17 Southgate

Ripon, HG4 1SF

We are pleased to offer this spacious three bedroom semi-detached house which is located in a popular residential area within close proximity to local amenities and easy access to commuter links. The property benefiting from being modern and spacious throughout, gas central heating, double glazing, off street parking and enclosed garden. The accommodation comprises: Entrance door, lounge, modern kitchen, pantry, rear porch. Stairs to first floor, three bedrooms, house bathroom. Externally: Enclosed and gated driveway providing off street parking to the front of the property along with side and rear hardstanding garden areas and outbuilding. NO CHAIN!!!

Asking Price £205,000

# 17 Southgate

Ripon, HG4 1SF



- SEMI DETACHED HOUSE
- ENCLOSED GARDEN + OUTBUILDING
- GATED DRIVEWAY PROVIDING PARKING
- THREE BEDROOMS
- MODERN BATHROOM
- DOUBLE GLAZING + GAS CENTRAL HEATING
- SPACIOUS KITCHEN + LOUNGE
- PANTRY + REAR PORCH
- NO CHAIN!!!

## ENTRANCE DOOR

Double glazed front door.

## LOUNGE

15'7" x 11'0" (4.75m x 3.35m)

Double glazed window to front and rear aspects, double radiator, ceiling coving, feature fire place.

## KITCHEN

12'3" x 15'7" (3.73m x 4.75m)

Range modern wall and base units with work top over, sink unit housing 1.5 ceramic sink and drainer with swivel mixer tap, space for cooker, undercounter space and plumbing for washing machine, double radiator, wall unit housing central heating boiler, ceiling coving, stairs to first floor, double glazed window to front aspect, doors leading to:

## PANTRY

5'8" x 6'9" (1.73m x 2.06m)

Double glazed window to rear aspect, radiator, extractor fan, space for upright fridge freezer.

## REAR PORCH

6'1" x 12'7" (1.85m x 3.84m)

Door and window to rear aspect, wall mounted chrome heated towel rail.

## FIRST FLOOR

Loft access, double glazed window to rear aspect.

## BEDROOM ONE

12'3" x 10'1" (3.73m x 3.07m)

Double glazed window to front aspect, radiator, over stairs storage cupboard.

## BEDROOM TWO

11'0" x 6'9" (3.35m x 2.06m)

Double glazed window to front aspect, radiator.

## BEDROOM THREE

8'5" x 7'6" (2.57m x 2.29m )

Double glazed window to rear aspect, radiator.

## BATHROOM

5'2" x 6'3" (1.57m x 1.91m)

White modern suite comprising: Panelled bath with over head mains Mira shower, low level W.C., vanity

unit housing basin and mixer tap, inset ceiling spot lights, tiled walls, double glazed window to rear aspect.

## EXTERNALLY

### PARKING SPACE

Gated low maintenance gravelled off street parking area with raised planting borders, hedge and fence perimeter.

### SIDE GARDEN

Enclosed hardstanding garden area with hedge perimeter leading to out building.

### OUTBUILDING

9'3" x 16'0" (2.82m x 4.88m)

Outbuilding providing storage with light and power.

### REAR GARDEN

Low maintenance hard standing garden area with fence and hedge perimeter.

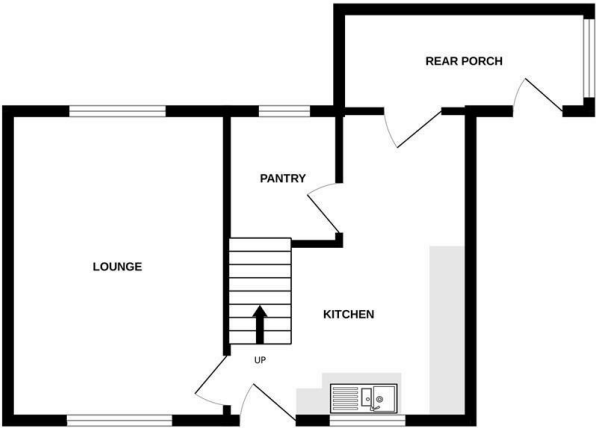




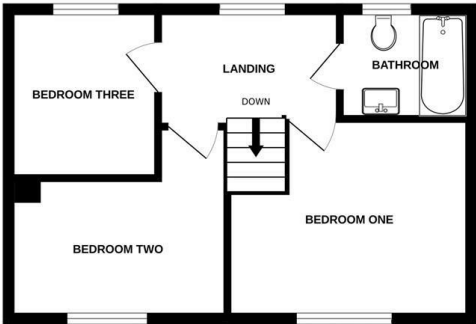


Floor Plan

GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.2 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC