

45 Allhallowgate, Ripon, HG4 1LF



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**£174,950**  
Chain Free



## Description

A most attractive and charming Grade II listed cottage with stunning cathedral views, offering deceptively spacious accommodation arranged over four floors, access is through the shared central front door and hallway leading to the front door at the rear in the garden. The property is conveniently placed within walking distance of the city centre where you will find excellent shopping facilities alongside a generous selection of restaurants and bars.

The accommodation briefly comprises; a modern kitchen, sitting room and two double bedrooms along with a modern bathroom suite with shower and bath. The property benefits from gas fired central heating and to the lower ground floor is a useful room ideal for a study/ gym.

The outside overlooks parkland and there is a delightful south facing rear garden of decking and astro-turf. An additional benefit of permit parking is available in the car park at the rear for a cost of £60 per year. The property would be an ideal investment property having been previously let for £695pcm.

## Tenure

Freehold.

## Services

All mains services are connected to the property.

## Directions

From the Market Place, continue along Fishergate, which becomes North Street, and turn right onto Allhallowgate. This is a narrow street, which opens out, the property will be found near the bottom on the right hand side.

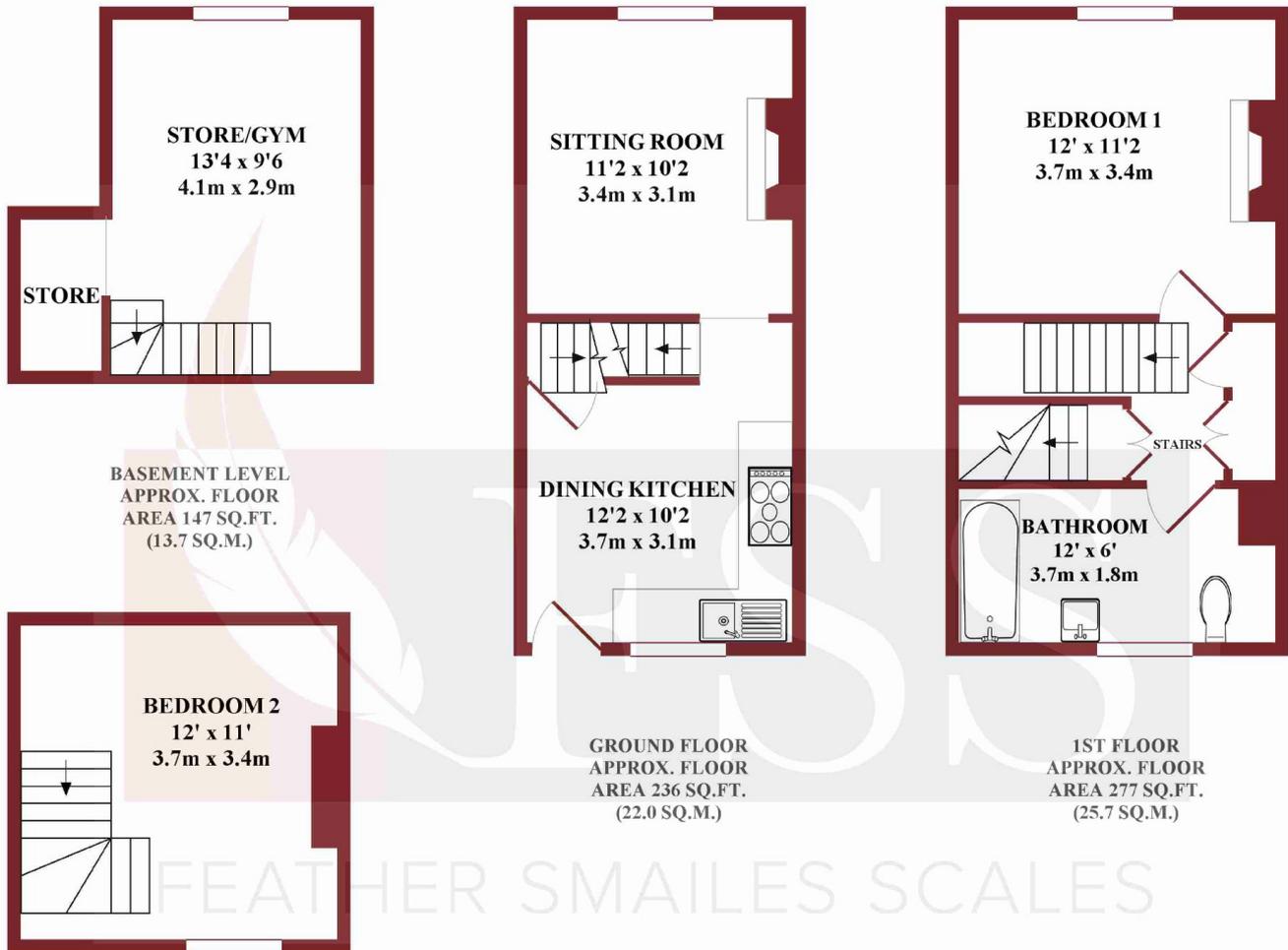
## Tax Band

Band B.

## Details Produced

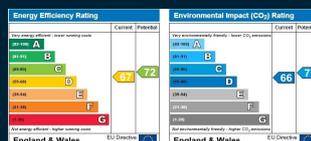
13th April 2018.





**TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.2 SQ.M.)**  
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