



9 PARK STREET
Ripon

Carter Jonas

9 PARK STREET, RIPON, HG4 2AX

Ripon Market Place – 5 minute walk
Harrogate – 12 miles
A1(M) – 5 miles

Central reception hall · Cloakroom · Sitting room with an adjoining dining area · Study · Dining room
Breakfast kitchen · Range of cellars · Landing
Principal bedroom with an en suite shower room
Guest bedroom with an en suite shower room
Three additional bedrooms · Two bathrooms and a shower room · Two additional bedrooms on second floor · Box room and loft storage · Garage and utility room · Workshop · Large walled garden to the rear
Accommodation extends to over 3,800 sqft (353 sqm)
Significant potential to create an amazing family house

9 Park Street occupies a convenient position within a short walk of the city centre which provides an excellent and varied range of everyday shopping facilities. There are many other recreational facilities together with one of the most highly regarded grammar schools in the area. It is well placed for easy access to Harrogate which lies 12 miles to the south and Leeds some 30 miles to the south. There is easy access to the A1(M) (5 miles to the north east), regular train services from York and Northallerton to London's Kings Cross and national and international flights from both Leeds/Bradford and Teesside airports.

9 Park Street is a classic Grade II listed Georgian property, dating from the late 17th/early 18th Century and extended in the mid 1850s with the addition of two bays and a section at the back. The house has a fascinating and well documented history, a copy of which is available on request. A particular feature of this lovely property is the secret original walled garden which lies to the rear – a rare attribute for a property situated so close to the city centre and which really has to be seen to be fully appreciated.

A HANDSOME GRADE II LISTED DETACHED GEORGIAN PROPERTY PROVIDING SPACIOUS FAMILY ACCOMMODATION WHICH IS NOW IN NEED OF SOME UPDATING BUT OFFERING SIGNIFICANT POTENTIAL, TOGETHER WITH A LOVELY WALLED GARDEN TO THE REAR, OCCUPYING A SUPERB POSITION WITHIN A STONE'S THROW OF THE CITY CENTRE.



The spacious accommodation is arranged over three floors and whilst in need of some modernisation, offers a wonderful opportunity. On the ground floor is a central hall, cloakroom, three reception rooms, breakfast kitchen, a couple of storage cellars and a utility room, which is located at the back of the garage. The bedroom accommodation is arranged over the first and second floors and includes seven bedrooms in total – two have en suite shower rooms, there are a further two bathrooms and a shower room together with a box/store room and loft storage on the second floor.

Outside, there is a garage providing off street parking and a pathway which leads down the side of the house to the rear. There is a useful outbuilding which is currently utilised

as a workshop together with a lovely walled garden which is principally lawned and has a vegetable garden and a couple of greenhouses.

ADDITIONAL INFORMATION

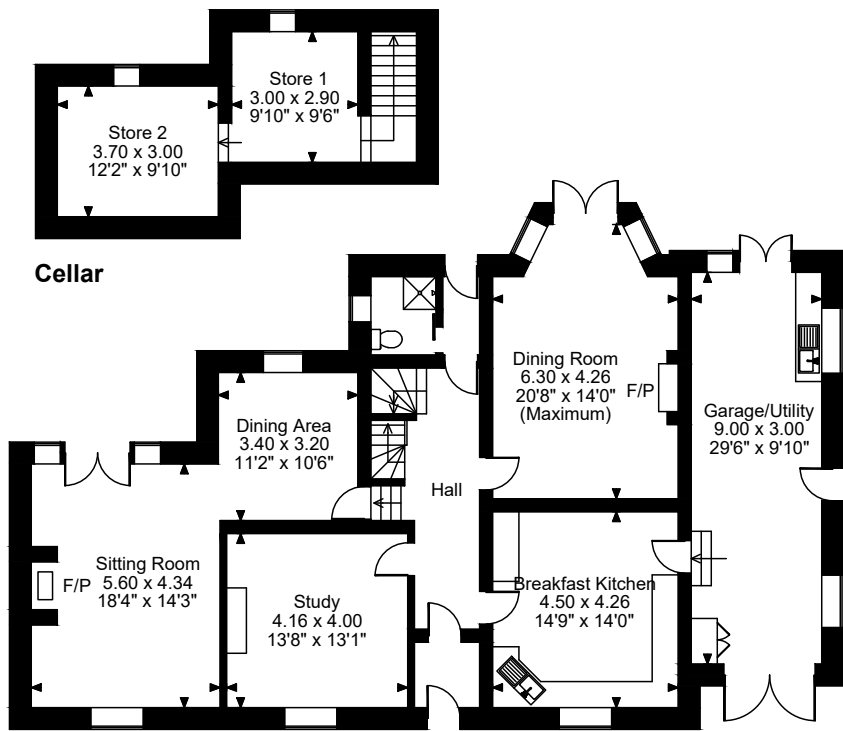
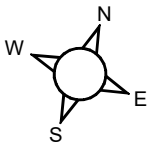
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Services: We are advised that all mains services are installed. Central heating is provided by means of a gas fired boiler.

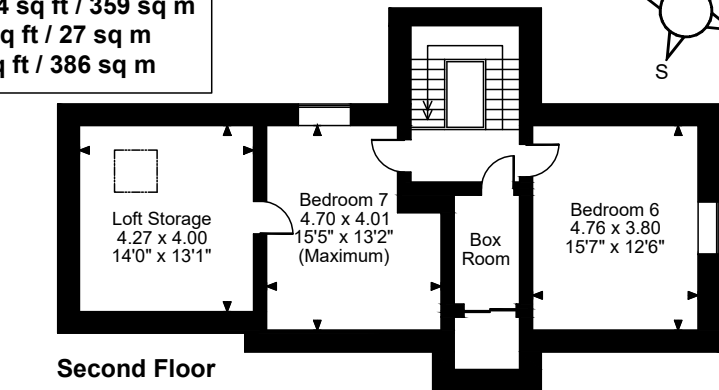
Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.



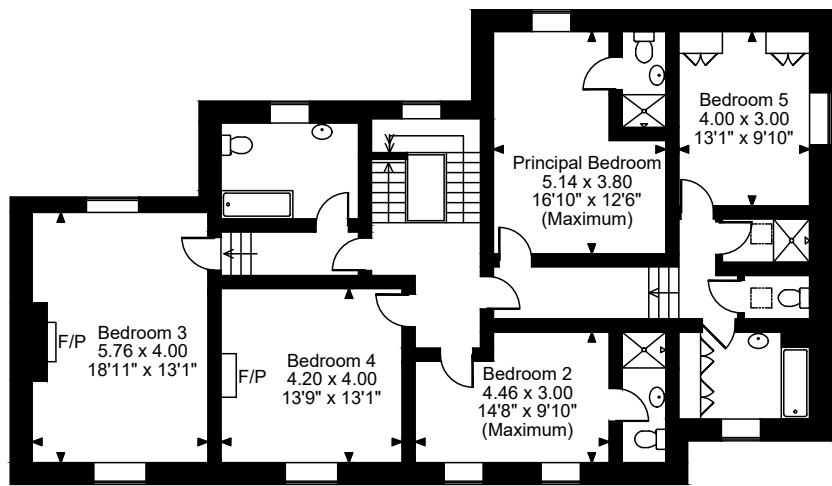
9 Park Street, Ripon
Approximate Gross Internal Area
Main House = 3,864 sq ft / 359 sq m
Garage = 291 sq ft / 27 sq m
Total = 4,155 sq ft / 386 sq m



Ground Floor



Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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