



**7 MAIN STREET**  
Ripley, Harrogate

**Carter Jonas**



## 7 MAIN STREET, RIPLEY, HG3 3AX

Harrogate – 4 miles

Knaresborough – 5 miles

Ripon – 8 miles

Ripley is a traditional estate village with a variety of period houses, stone cottages and cobbled squares together with the renowned Ripley Castle, home of the Ingilby family for the last 700 years. The village offers a good range of facilities including a hotel/public house, primary school, post office/ general store, butchers, church, cricket club, tea room, car repair garage, nursery, tennis court, children's playground and the town hall which has facilities for snooker, pool and badminton in the Star Club. A bus service operates throughout the day to the nearby town of Harrogate, City of Ripon and Leeds via Harrogate. For the commuter, the property is well situated close to the A61, which provides good connections to the A1(M), A59 and further afield.

7 Main Street is a lovely Grade II listed terraced cottage believed to date from the early to mid 19th Century, forming part of the estate village for Sir William Amcotts Ingilby, built very much in Gothic style with coursed squared gritstone and a grey slate roof.

The cottage offers well proportioned accommodation arranged over 2 floors including an entrance hall, sitting room, kitchen and a walk in utility room/pantry. On the first floor is a landing, 2 bedrooms and a bathroom.

To the rear of the cottage is a courtyard which adjoins the house itself with an outbuilding and another building housing an old WC. Beyond is a lovely lawned garden which runs all the way down to Orchard Lane. At the end of the garden is a further good sized outbuilding providing useful storage.

**A CHARMING GRADE II LISTED TERRACED COTTAGE PROVIDING WELL PROPORTIONED 2 BEDROOM ACCOMMODATION OF CHARM AND CHARACTER, WITH A GOOD SIZED GARDEN TO THE REAR AND A RANGE OF OUTBUILDINGS, SITUATED IN THE HEART OF THIS POPULAR ESTATE VILLAGE, JUST TO THE NORTH OF HARROGATE.**





## ADDITIONAL INFORMATION

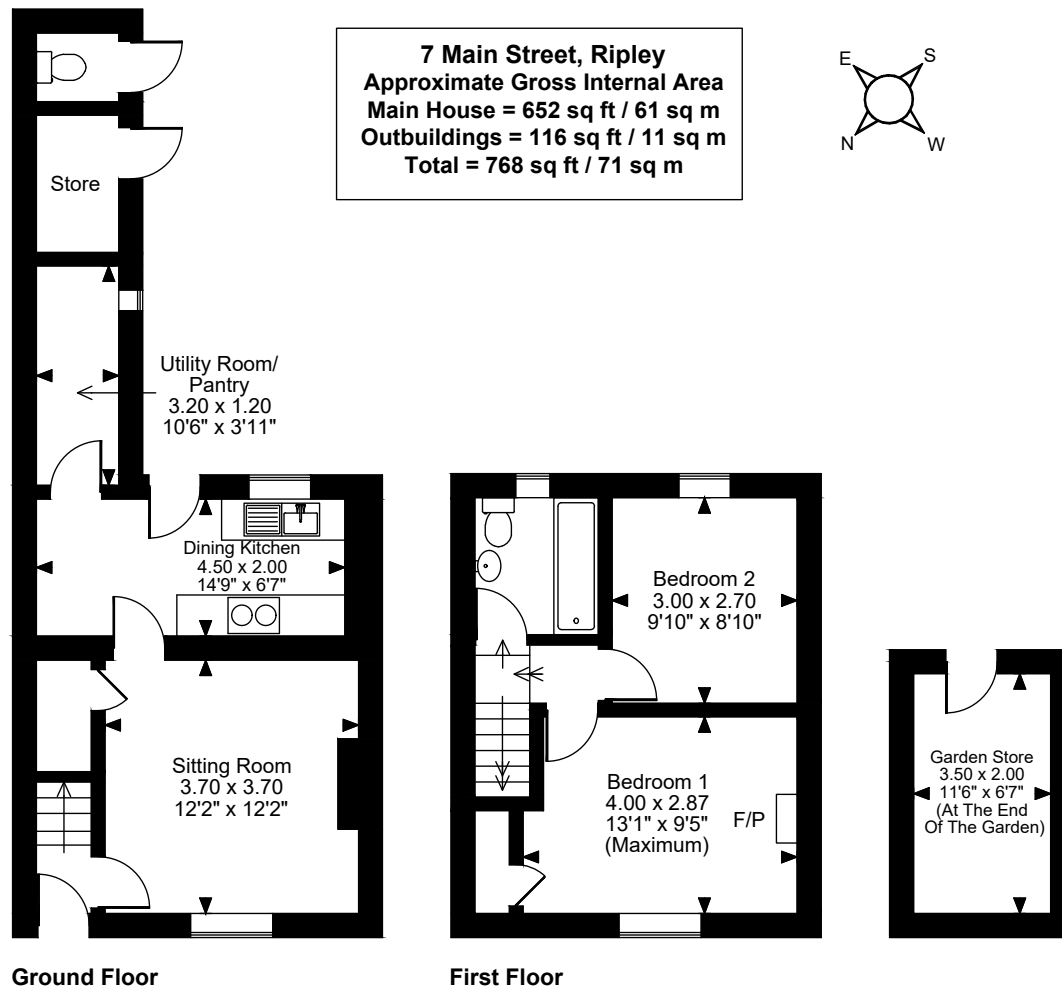
**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

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

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







**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		66
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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