

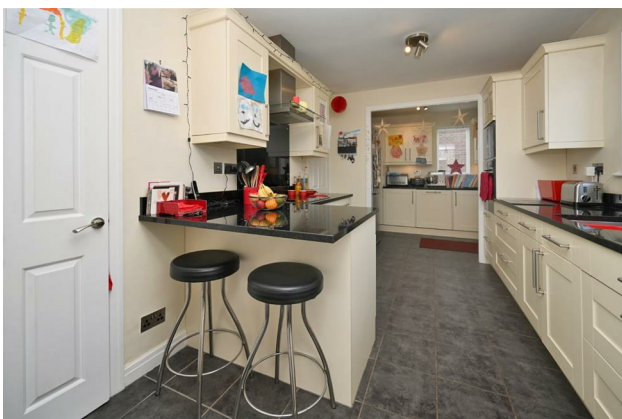
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12 Kings Mead, Ripon, HG4 1EJ

Offers Over £550,000

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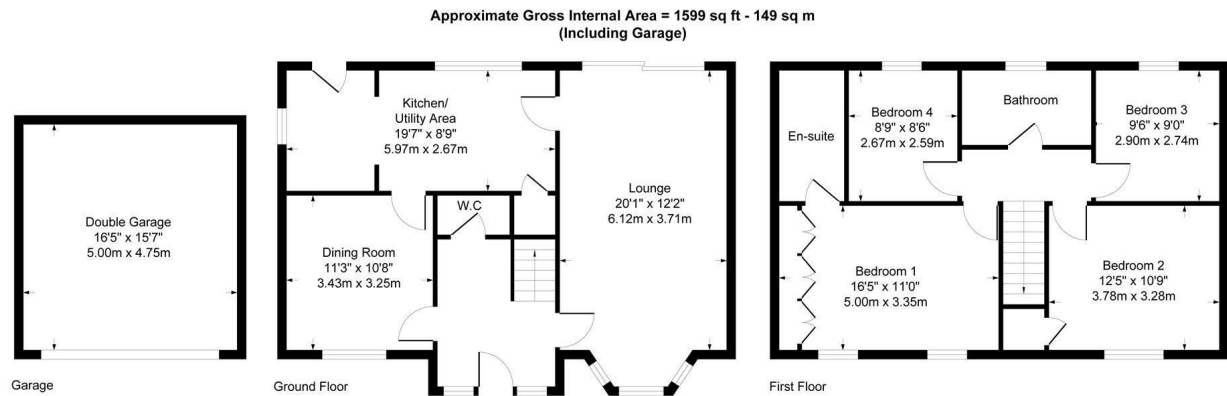
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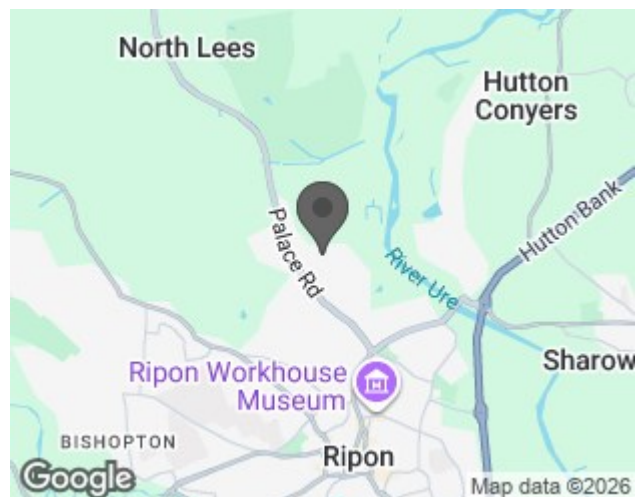


Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	84
(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

Map



Details

Type: House Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

Summary

An immaculately presented and spacious four bedroom family home, pleasantly positioned within a cul-de-sac on the popular north side of Ripon. Offering generous and well appointed accommodation throughout, the property is complemented by beautifully maintained gardens, ample off street parking and a detached double garage.

The ground floor accommodation comprises a welcoming entrance hall with downstairs WC, a spacious lounge featuring a bay window, attractive stone fireplace with living flame effect gas fire and patio doors opening directly onto the rear garden. There is a separate dining room, together with a well equipped breakfast kitchen featuring a range of built in appliances and a useful pantry cupboard, with an adjoining utility area providing additional practicality.

To the first floor are four generous bedrooms, including a spacious master bedroom with its own ensuite shower room, alongside a modern house bathroom.

Externally, the property boasts beautifully maintained gardens to both the front and rear, laid mainly to lawn with a paved patio providing an ideal space for outdoor dining and entertaining. The rear garden also benefits from a greenhouse and a covered outdoor kitchen area, perfect for making the most of the garden throughout the year. A detached double garage provides excellent additional parking and storage, whilst the driveway offers off street parking for multiple vehicles.

A superb family home combining generous living accommodation, attractive gardens and excellent parking, all within a desirable cul-de-sac location on the north side of Ripon.

Features

- SPACIOUS DETACHED HOUSE • CUL DE SAC LOCATION • FOUR BEDROOMS • MASTER EN SUITE SHOWER ROOM • HOUSE BATHROOM • TWO RECEPTION ROOMS • BREAKFAST KITCHEN WITH UTILITY AREA • DOWNSTAIRS WC • GARDENS • DOUBLE DETACHED GARAGE AND GENEROUS DRIVEWAY