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12 Lark Hill Drive, Ripon, HG4 2HS

Asking Price £250,000

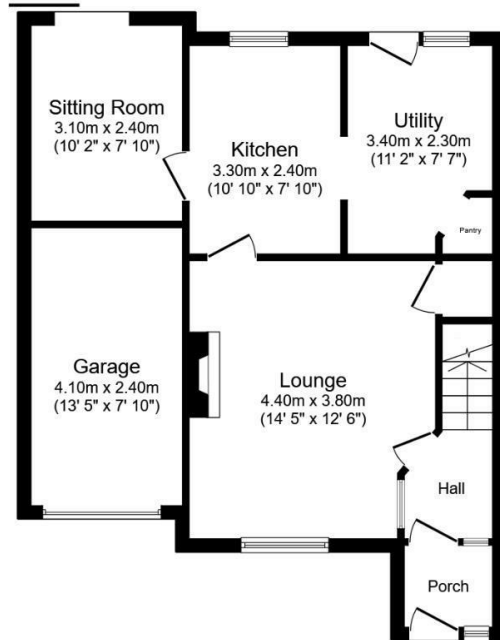
Property Images



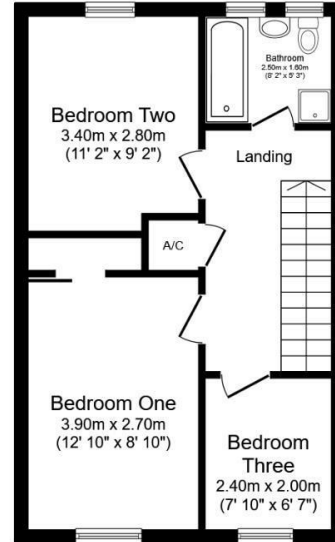
Property Images



Floorplan



Ground Floor



First Floor

Total floor area: 97.3 sq.m. (1,048 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

A three-bedroom extended semi-detached house offers a perfect blend of comfort and practicality. The property boasts a spacious lounge that invites relaxation, alongside a separate dining room that can easily serve as a playroom, making it ideal for families or those who enjoy entertaining.

The kitchen is fitted with a range of units and space for white goods and is complemented by a separate utility room and a pantry store, providing ample space for all your culinary needs. To the first floor, you will find three bedrooms, two double and one single, each offering a peaceful retreat. The house bathroom features a panel bath, wash hand basin, WC, and a shower, ensuring convenience for all residents.

Outside, the property is enhanced by an enclosed garden to the rear, which is laid to lawn, providing a safe and enjoyable space for children and pets to play. The side access leads to a single garage and a driveway, offering off-road parking and additional storage options.

This home is perfect for those seeking a tranquil setting, with easy access to local amenities and the picturesque surroundings of Ripon. Whether you are a first-time buyer or looking to upsize, this property presents an excellent opportunity.

Features

• THREE BEDROOMS • TWO RECEPTION ROOMS • KITCHEN • UTILITY AND PANTRY STORE • HOUSE BATHROOM WITH SEPARATE SHOWER • ENCLOSED REAR GARDEN • DRIVEWAY • SINGLE GARAGE • CENTRAL HEATED • DOUBLE GLAZED