

# HUNTERS®

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**West View Hutton Conyers, Ripon, HG4 5EB**

**Offers Over £250,000**

Property Images





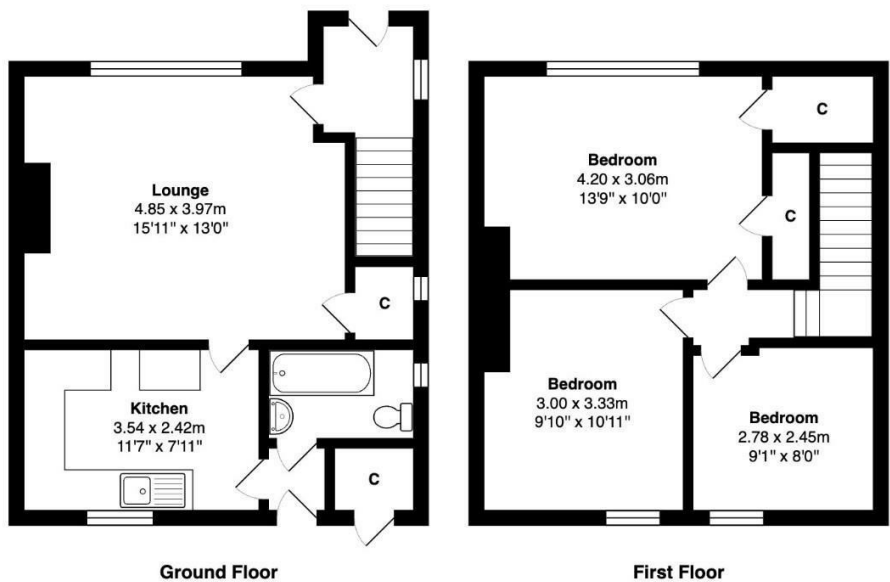
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## Property Images



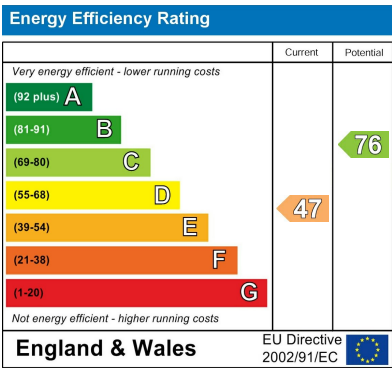
## Floorplan



Total Area: 78.1 m<sup>2</sup> ... 840 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

### Charming Three Bedroom Semi Detached Home in Idyllic Village Setting

Situated in the sought after and picturesque village of Hutton Conyers, just a short drive from the historic city of Ripon, this delightful three bedroom semi detached property offers a wonderful opportunity for those seeking a home with character, countryside views, and excellent commuter links via the nearby A1.

Now in need of some modernisation, the property presents ample scope for improvement and extension (subject to the necessary consents), making it an ideal choice for buyers looking to create their perfect home.

The accommodation comprises an entrance hall leading to a well proportioned lounge featuring an open fireplace and a useful pantry cupboard. The kitchen is fitted with a range of units and provides space for freestanding appliances. To the rear, a second hall gives access to the ground floor bathroom.

Upstairs, there are three generously sized bedrooms, two of which boast charming open fireplaces, adding to the period appeal.

Externally, the property enjoys low maintenance gardens to three sides and benefits from stunning views over open countryside to the rear. A private driveway provides off street parking and leads to a detached garage/workshop, offering further storage or hobby space.

This is a rare opportunity to acquire a home in a tranquil rural setting with convenient access to Ripon, the A1, and surrounding amenities. Early viewing is highly recommended to appreciate the potential on offer.

## Features

• SEMI DETACHED HOUSE • OPEN VIEWS TO THE REAR • THREE BEDROOMS • LOUNGE • KITCHEN • BATHROOM • GARDENS TO THREE SIDES • DETACHED GARAGE • WOULD BENEFIT FROM SOME MODERNISATION • SCOPE TO EXTEND TO THE SIDE SUBJECT TO NECESSARY CONSENTS