

# HUNTERS<sup>®</sup>

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## Doublegates Close

Ripon, HG4 2TU

£450,000



This well-presented and extended five bedroom detached family home sits on a lovely spacious corner plot which offers an ideal blend of space and comfort.

The ground floor features a spacious entrance hallway with oak flooring which leads to a spacious lounge with double doors that open to the garden. There is a separate dining room, providing ample space for entertaining guests or enjoying family time. A convenient ground floor WC and a fitted kitchen complete this level, ensuring practicality for everyday living.

Ascending to the first floor, you will find three double bedrooms one with ensuite shower room and two with built in storage, alongside a single bedroom, which is currently utilized as a study, catering to the needs of modern family life. A separate house bathroom on this floor adds to the convenience. The second floor boasts two additional double bedrooms, providing even more space for family or guests.

Set on a desirable corner plot, the property is surrounded by well-maintained gardens the rear garden is fitted with extensive decked area that benefits from a south-facing aspect, perfect for enjoying sunny days. The outdoor space is complemented by a single garage and parking for up to three vehicles, making it an excellent choice for those with multiple cars or visitors.



Additional Information  
Additional Information

Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Area Map



Floor Plans



Mortgage Advice

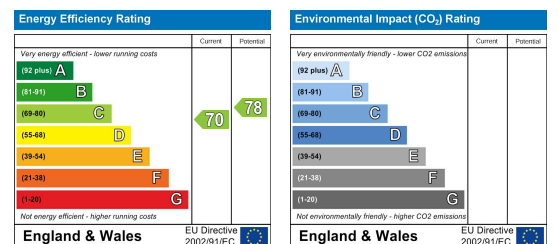
We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.

The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.