

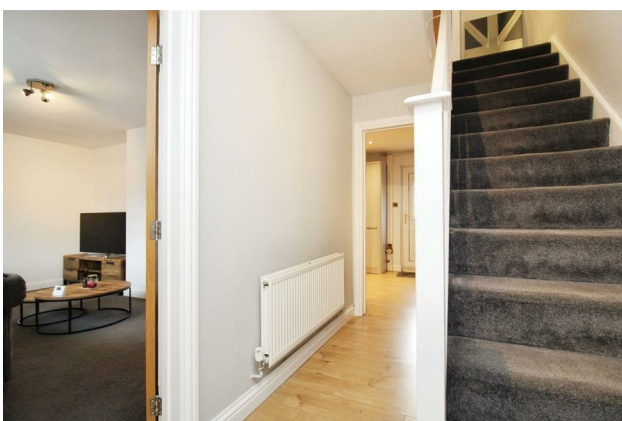
# HUNTERS®

HERE TO GET *you* THERE

**18 Elm Road, Ripon, HG4 2PE**

**Guide Price £220,000**

**Property Images**

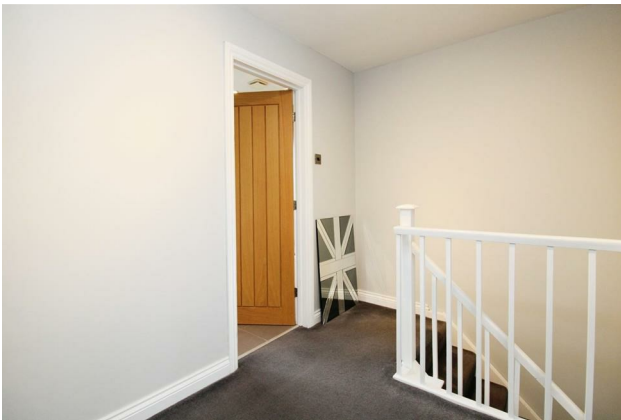




# HUNTERS<sup>®</sup>

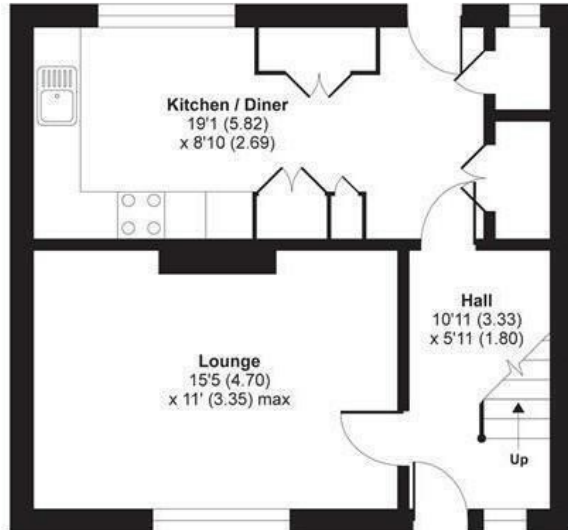
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## Property Images

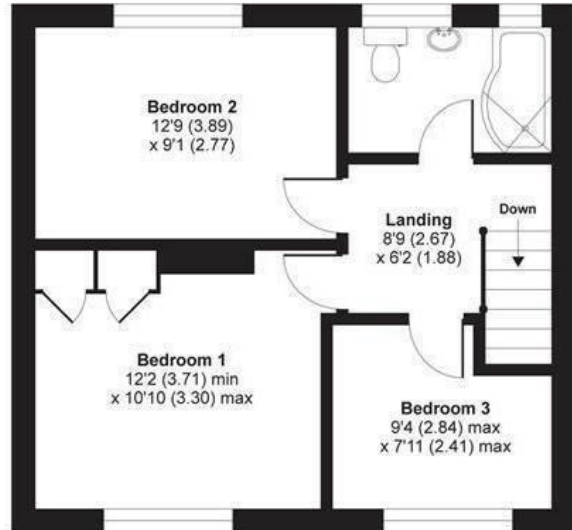


## Floorplan

Elm Road, Ripon, HG4



**GROUND FLOOR**  
APPROX FLOOR  
AREA 41.9 SQM  
(451 SQFT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 41.9 SQM  
(451 SQFT)

APPROX. GROSS INTERNAL FLOOR AREA 902 SQ FT 83.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

A very well presented and modern three bedroom terraced property which boasts an extensively fitted modern kitchen, spacious lounge with modern decor throughout with rear enclosed garden and off street private parking for two cars.

Entrance hallway with stairs to the first floor, the lounge is a great size with large window to the front and inset fire. The kitchen runs the full length of the back of the house, with plenty of fitted units and worktop space, integrated appliances and plenty of space for a table.

To the first floor are three good sized bedrooms and a modern house bathroom. Centrally heated and double glazed. Landing area with loft access.

Externally there is a garden area to the front with fenced boundaries and a rear enclosed garden with enclosed sitting area with artificial grass area and parking. This property is a must see and is a perfect first time buyer or investment opportunity.

The property is within easy access to the local primary school and city centre making this a must see property.

## Features

• THREE BEDROOM TERRACED • LOUNGE AND MODERN DINING KITCHEN WITH HUGE STORAGE • MODERN HOUSE BATHROOM • REAR ENCLOSED GARDEN WITH FENCED BOUNDARIES • OFF STREET PARKING FOR TWO CARS • CENTRALLY HEATED • DOUBLE GLAZING • FRONT LAWN GARDEN • EASY ACCESS TO LOCAL PRIMARY SCHOOL • EASY ACCESS TO CITY CENTRE