

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

90 Moorside Dale, Ripon, North Yorkshire, HG4 2RZ

Asking Price £189,950

Property Images



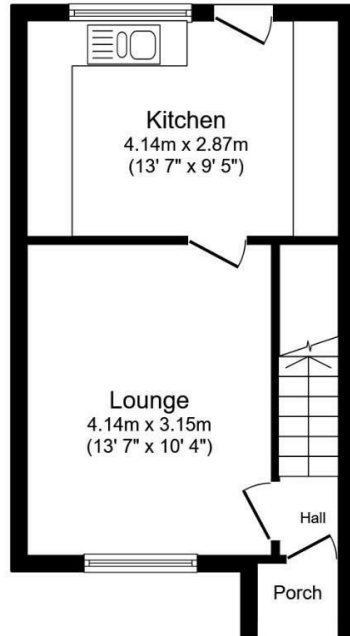
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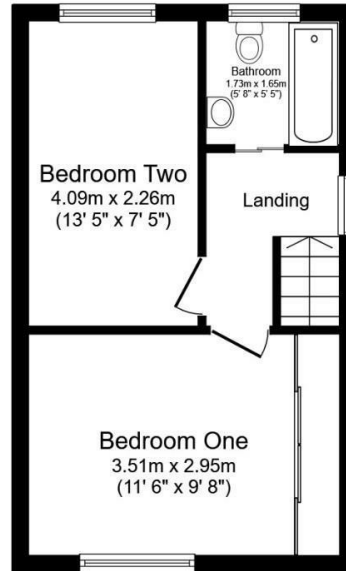
## Property Images



## Floorplan



Ground Floor



First Floor

Total floor area: 59.8 sq.m. (644 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		70	85
	EU Directive 2002/91/EC		

## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Situated in a popular residential area of Ripon, this well presented two bedroom end terrace home offers spacious accommodation together with generous gardens, a garage and off street parking.

The property briefly comprises an entrance hall leading into a comfortable lounge featuring an electric fire, creating a warm and welcoming living space. To the rear of the property is a dining kitchen with direct access into the enclosed rear garden, ideal for both everyday living and entertaining.

To the first floor are two bedrooms, with the principal bedroom benefitting from fitted wardrobes, together with a house bathroom.

Externally, the property enjoys beautifully maintained and generously sized gardens to both the front and rear, laid mainly to lawn with a paved patio seating area. Additional outside features include a garden shed, garage and off street parking.

An excellent opportunity for first time buyers, downsizers or investors alike, early viewing is highly recommended.

NB there is a legal right of way across the rear of this property for next door access only - through the gate between.

## Features

- END OF TERRACE HOUSE • GENEROUS GARDEN • GARAGE • OFF STREET PARKING • TWO BEDROOMS • BATHROOM • DINING KITCHEN • LOUNGE • EPC RATING - C