

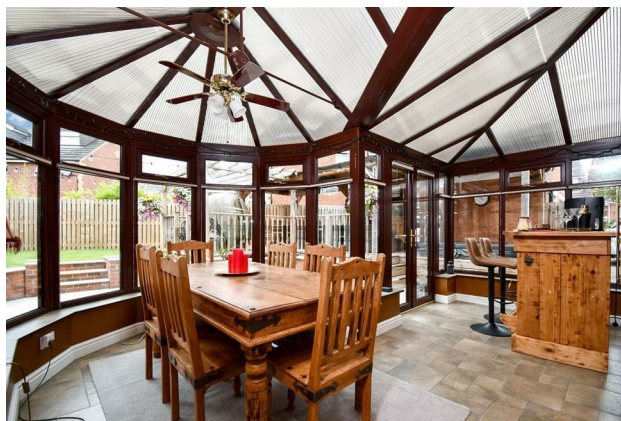
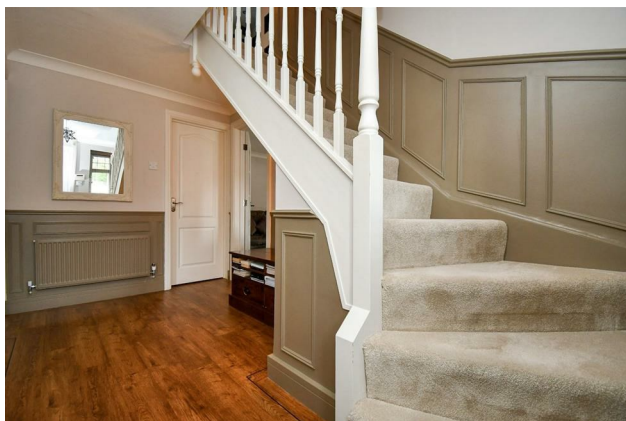
# HUNTERS®

HERE TO GET *you* THERE

**22 Doublegates Avenue, Ripon, HG4 2TP**

**Asking Price £450,000**

**Property Images**





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## Property Images



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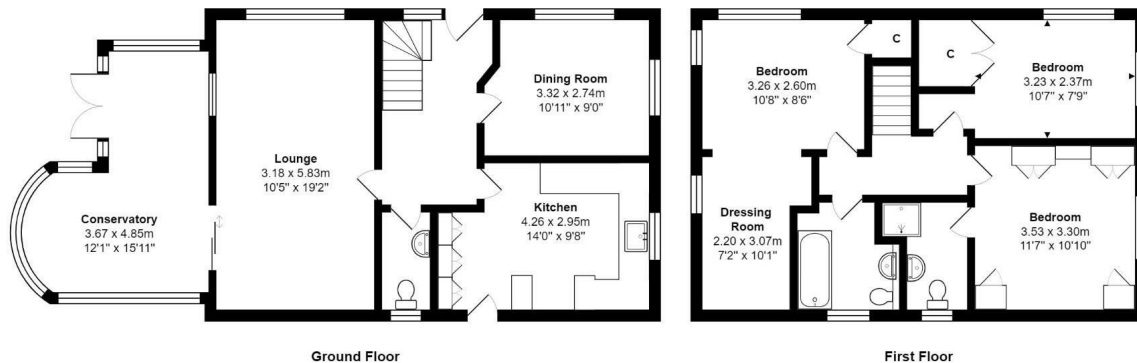
## Property Images





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Total Area: 116.0 m<sup>2</sup> ... 1249 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 82                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 70      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2  
Tenure: Freehold

Nestled in a sought-after location just off Clothierholme Road, this versatile and well-appointed detached house currently features three bedrooms and a luxurious dressing room. However, the layout can easily be reverted to a four-bedroom configuration to suit the needs of prospective buyers.

Upon entering, you are welcomed by an elegant entrance hall adorned with Karndean flooring and stylish panelling. The spacious lounge, filled with natural light from its dual aspect windows, boasts a beautiful limestone fireplace with an electric fire and sliding doors leading into a charming 'P' shaped conservatory. This conservatory offers a view of the well-maintained garden.

The property includes a separate dining room, also with Karndean flooring and dual aspect windows, perfect for family meals or entertaining guests. The stunning fitted kitchen is a chef's delight, featuring Granite worktops, a range-style cooker, two built-in fridges, a washing machine, Belfast sink and exquisitely designed lighting. A convenient downstairs WC, complete with Karndean flooring and stylish panelling, adds to the home's practicality.

Upstairs, the first floor offers three/four bedrooms, two benefiting from dual aspect windows. The master bedroom includes fitted furniture and an ensuite shower room. The second double bedroom features beautiful mirrored panelling and a fitted wardrobe. The third double bedroom has been extended into the fourth bedroom to create a luxurious dressing room. However, this can be easily converted back to a fourth bedroom at the buyer's request. A luxurious house bathroom completes this ideal family home, with a fully boarded, insulated and ventilated loft benefitting from power, lighting and access ladder.

Externally, the property sits on a generous plot with surrounding gardens mainly laid to lawn. The outdoor space includes a porcelain paved patio area and a raised decking area, providing a perfect outdoor living space. This area is complete with a fireplace, space for a TV with aerial access through the double garage, space for a hot tub and exquisite lighting throughout. Additionally, there is a driveway providing off-street parking and a detached double garage.

This ideal family home, with its flexible living space and beautiful design, offers easy access to local schools and is sure to impress. Don't miss the opportunity to make this versatile property your dream home.

## Features

• DETACHED HOUSE 3/4BEDROOMS • SWANN SECURITY SYSTEM WITH 4 CAMERAS • MASTER EN SUITE SHOWER ROOM • 3RD BEDROOM WITH DRESSING ROOM - CAN BE CONVERTED BACK INTO 4TH BEDROOM • HOUSE BATHROOM • TWO RECEPTION ROOMS & CONSERVATORY • STUNNING KITCHEN • DOWNSTAIRS WC • DRIVEWAY & DOUBLE GARAGE • ENCLOSED GARDEN WITH OUTDOOR LIVING AREA