

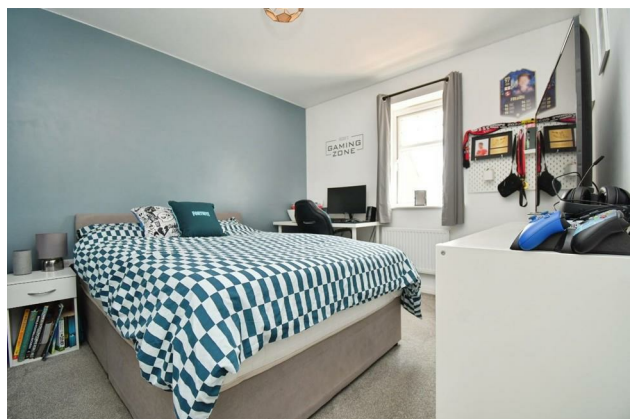
# HUNTERS®

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**62 Bellman Walk, Ripon, HG4 2TY**

**Asking Price £290,000**

**Property Images**



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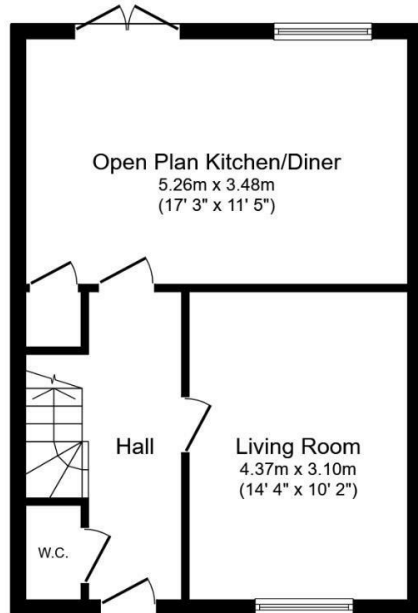
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## Property Images

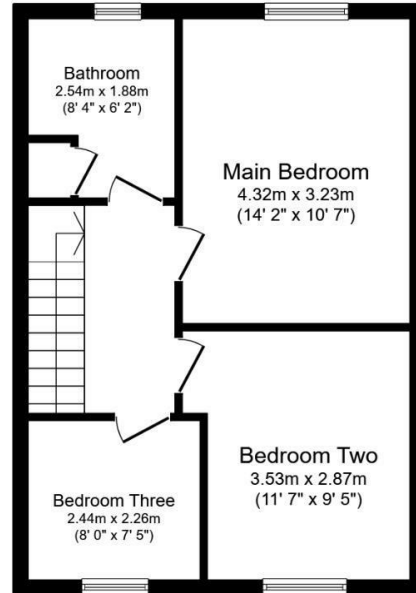




## Floorplan



**Ground Floor**  
Floor area 43.0 sq.m. (463 sq.ft.)



**First Floor**  
Floor area 43.0 sq.m. (463 sq.ft.)

Total floor area: 86.0 sq.m. (925 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](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

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

## Summary

### Stunning Three Bedroom Semi Detached Home in a Sought After Ripon Location

Situated in a highly desirable area of Ripon, just off Clothierholme Road and within close proximity to Ripon Grammar School, this beautifully presented three bedroom semi detached house offers contemporary living in a convenient setting. Built in 2019, the property is ideal for families, professionals or those looking to upsize or downsize.

The ground floor features a welcoming entrance hall, a stylish dining kitchen fitted with integrated appliances and patio doors that open onto the rear garden, creating an ideal space for entertaining. The lounge is well appointed with built in cupboards and a modern media wall, and there is also a downstairs WC for added convenience.

Upstairs, the property boasts three well proportioned bedrooms and a modern attractive house bathroom.

Externally, the rear garden is fully enclosed and designed for low maintenance, laid with artificial grass and complemented by a paved patio area—perfect for outdoor dining. To the front, a driveway provides off street parking for two vehicles.

This superb home combines modern finishes with a prime location and is sure to appeal to a range of buyers. Early viewing is recommended.

## Features

• MODERN SEMI DETACHED HOUSE BUILT IN 2019 • THREE BEDROOMS • HOUSE BATHROOM • FITTED DINING KITCHEN • LOUNGE • DOWNSTAIRS WC • ENCLOSED REAR GARDEN • DRIVEWAY PROVIDING OFF STREET PARKING FOR TWO CARS