

# HUNTERS®

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**10 Magdalens Close, Ripon, HG4 1HH**

**By Auction £190,000**

Property Images



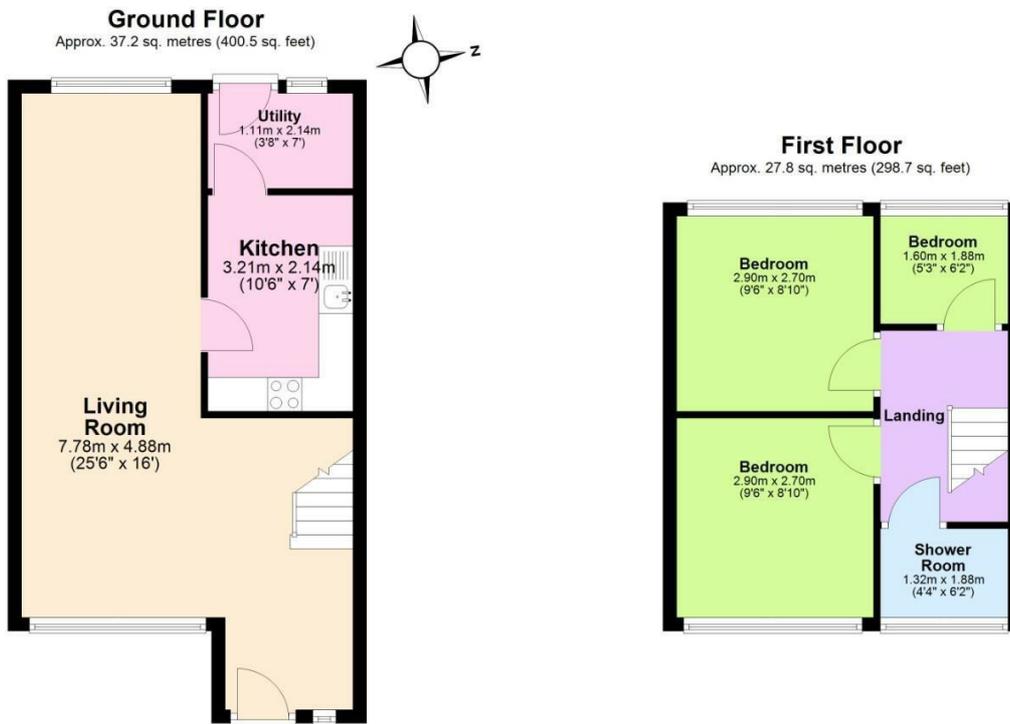
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## Property Images



## Floorplan



Total area: approx. 65.0 sq. metres (699.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

10 Magdalens Close, RIPON

## EPC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	<b>81</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>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

**\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £190,000\* BIDDING CLOSES 12 MARCH 3PM\* FEES APPLY \* REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS**

Completed in October 2025, this beautifully rebuilt three bedroom mid-terrace home offers modern living in a quiet cul-de-sac location in Ripon. Reconstructed from the foundations upwards, the property presents as entirely new, finished to a high contemporary standard throughout with an exceptional energy efficiency rating.

The ground floor features a spacious lounge and dining area, ideal for both relaxing and entertaining, along with a modern fitted kitchen and a separate utility room providing direct access to the enclosed rear garden.

Upstairs, the first floor offers three well proportioned bedrooms and a stylish fitted shower room, designed with comfort and practicality in mind.

Externally, the property benefits from an enclosed, low maintenance paved garden to the rear. there is also a separate space accessed from the rear offering space to build a garage or garden shed if desired. To the front, there is off street parking for two vehicles, ensuring convenience for residents and visitors alike.

This superbly presented home combines modern design, energy efficiency, and a peaceful location, making it an ideal choice for families, professionals, or those looking to move straight into a brand new property in one of Ripon's sought after residential areas.

The property represents an excellent buy to let opportunity with an estimated rental income of £1100 PCM.

## Features

• REBUILT AND FINISHED OCTOBER 2025 • NEW THROUGHOUT • LOUNGE/DINING ROOM • KITCHEN • UTILITY ROOM • THREE BEDROOMS • SHOWER ROOM • ENCLOSED REAR GARDEN • SPACE FOR GARAGE/PARKING/SHED • OFF STREET PARKING FOR TWO VEHICLES