

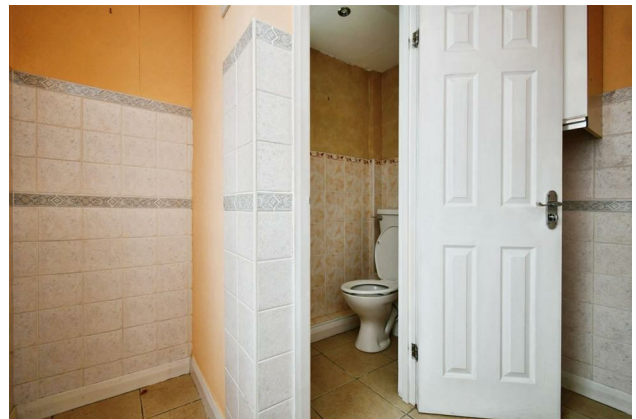
# HUNTERS®

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**70 Harrogate Road, Ripon, HG4 1SZ**

**Offers Over £350,000**

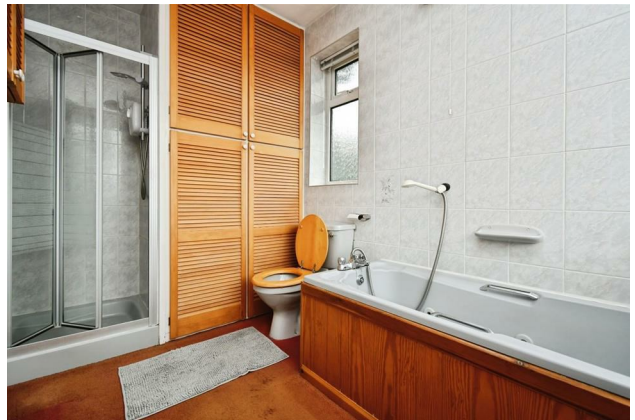
**Property Images**



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## Property Images



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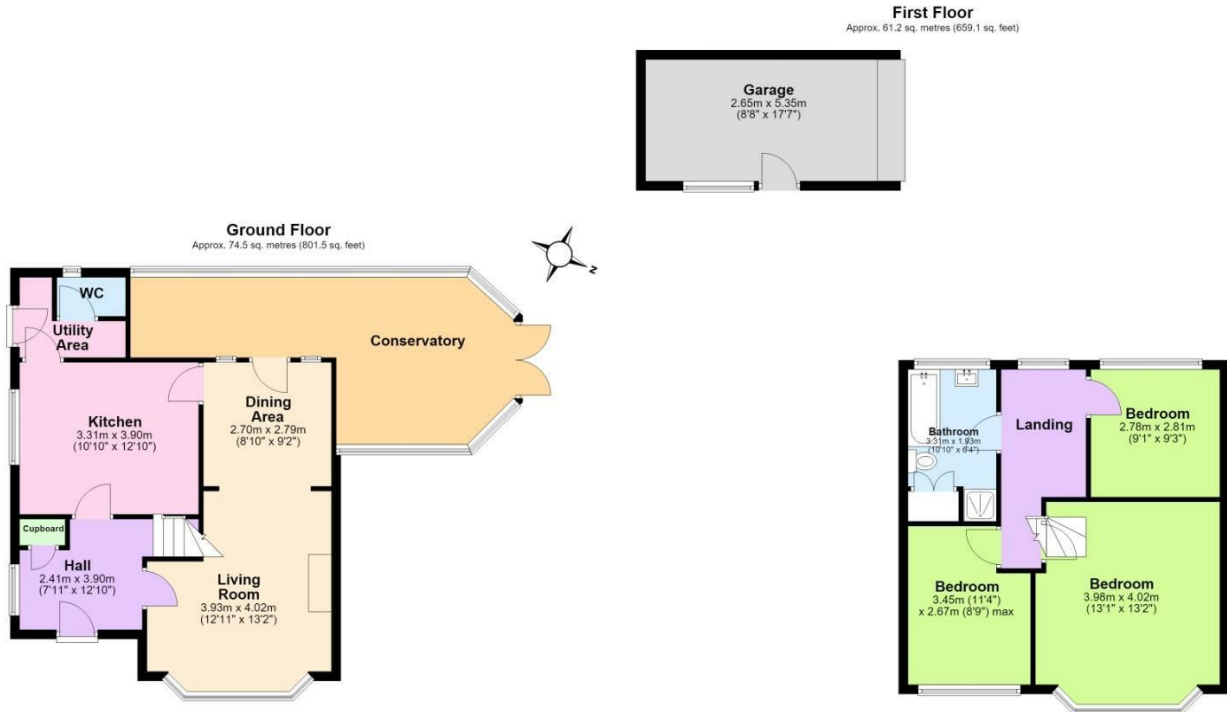
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## Property Images



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Total area: approx. 135.7 sq. metres (1460.6 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.

70 Harrogate Road, RIPON

## EPC

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>72</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>51</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

This three-bedroom detached house presents an excellent opportunity for those seeking a home with potential for improvement or extension. Built in 1965, the property boasts a generous living space of 1,572 square feet, making it ideal for families or individuals looking for room to grow.

Upon entering, you are welcomed to a spacious hallway through to the lounge/dining room which leads to a sizeable conservatory, perfect for both relaxation and entertaining. The kitchen is fitted with plenty of units and additionally, the ground floor features a convenient WC/cloakroom and a utility area, enhancing the functionality of the home.

The first floor comprises three well-proportioned bedrooms, with the master bedroom benefiting from fitted sliding wardrobes, providing ample storage. The house bathroom also serves this level ensuring comfort and convenience for all residents.

Externally, the property is set on a corner plot, surrounded by established and mature gardens. The boundaries are well-defined with walls and fencing, ensuring privacy. A paved area at the rear is perfect for outdoor gatherings or simply enjoying the fresh air. The single garage, equipped with an electric door, adds to the convenience, while ample parking space is available for multiple vehicles.

This property is not only a lovely family home but also a canvas for your personal touch. With its prime location and potential for enhancement, it is a must-see for anyone looking to settle in Ripon.

## Features

• THREE BEDROOM DETACHED • CORNER PLOT • LIVING ROOM/DINING ROOM • FITTED KITCHEN • CONSERVATORY • REAR UTILITY/GROUND FLOOR WC • HOUSE BATHROOM • SINGLE GARAGE WITH ELECTRIC DOOR • AMPLE PARKING • CLOSE TO LOCAL AMENITIES