

# HUNTERS®

HERE TO GET *you* THERE

**25 Littlethorpe Park, Ripon, North Yorkshire, HG4 1UQ**

**Offers Over £330,000**

**Property Images**



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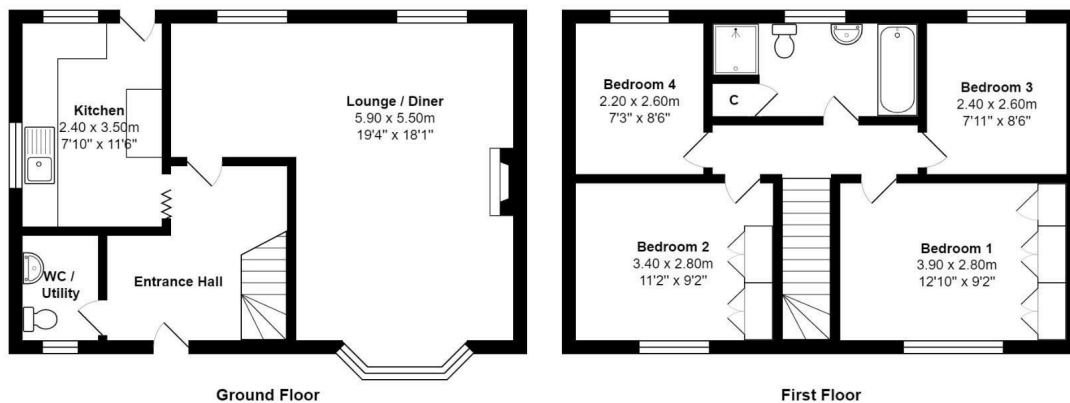
## Property Images



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## Floorplan



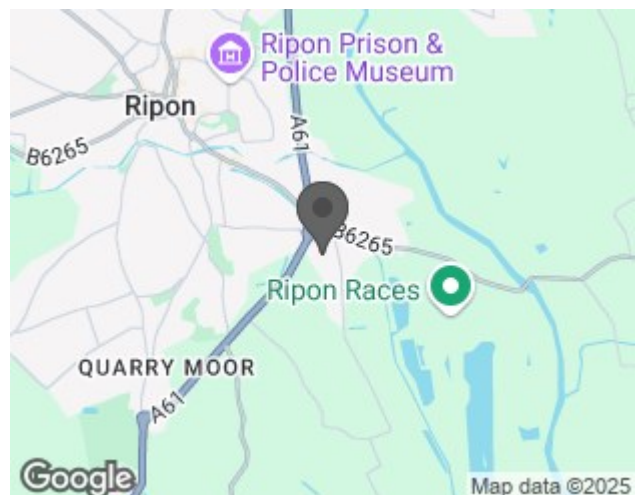
Total Area: 93.1 m<sup>2</sup> ... 1002 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</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: 4 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

A well presented four bedroom detached house, located in a cul de sac position on the outskirts of Ripon. This ideal family home benefits from a 'L' shaped lounge/dining room, with an attractive fireplace, breakfast kitchen with breakfast bar, separate utility and ground floor WC.

To the first floor there are four bedrooms, two with fitted wardrobes and a newly fitted shower room, complete with walk in shower.

Externally there are gardens to the front and rear, laid mainly to lawn, with a patio area, driveway providing off street parking for multiple vehicles and a detached garage.

## Features

• DETACHED HOUSE • FOUR BEDROOMS • LOUNGE/DINING ROOM • BREAKFAST KITCHEN • WC/UTILITY ROOM • HOUSE BATHROOM & SHOWER ROOM • DRIVEWAY • GARDENS • GARAGE • EPC RATING D