

# HUNTERS®

HERE TO GET *you* THERE

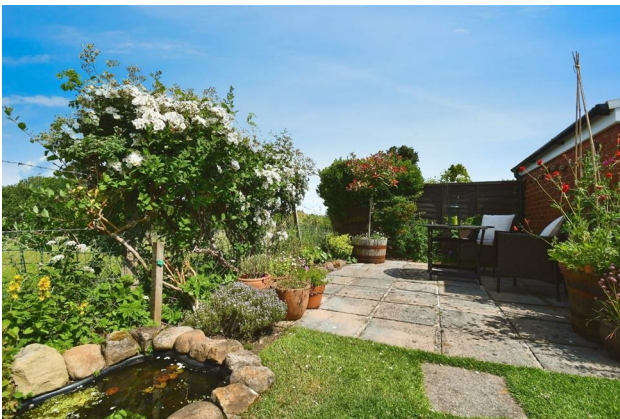
**58 Whitcliffe Lane, Ripon, HG4 2JN**

**Asking Price £325,000**

**Property Images**



## Property Images



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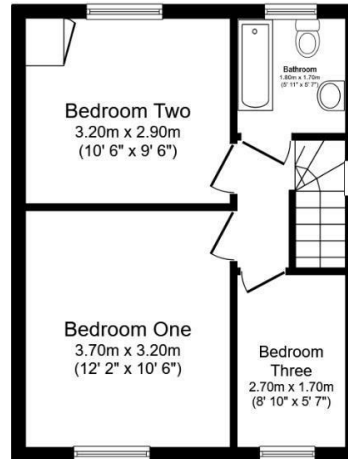
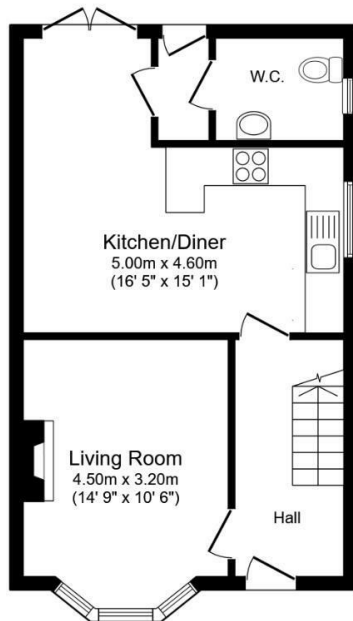
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## Property Images



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Total floor area: 76.3 sq.m. (821 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>                                 |         | <b>83</b> |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         | <b>66</b> |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         | <b>66</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

A beautifully presented and extended three bedroom semi detached home, situated in a highly sought after area of Ripon, offering spacious accommodation and charming gardens with open field views.

This traditional property is offered in excellent condition throughout and blends character features with modern convenience. The accommodation begins with an inviting entrance hall leading to a spacious lounge, which enjoys a bay window and a multi fuel burning stove, installed in 2024—perfect for cosy evenings.

The heart of the home is the impressive extended dining kitchen, fitted with a range of quality built in appliances and finished to a high standard. Double patio doors open out onto the rear garden, creating a seamless flow between indoor and outdoor living. A rear hallway, provides access to a useful downstairs WC, housing the boiler which was installed in 2023.

To the first floor, there are three well proportioned bedrooms and a stylish, contemporary house bathroom.

Externally, the property boasts attractive and well maintained gardens to both the front and rear. The rear garden is laid mainly to lawn with a paved patio area, a charming pond, and enjoys lovely open views across neighbouring fields. A driveway provides ample off street parking and leads to a detached garage, offering further storage or potential workspace.

This delightful home is ideally located for access to local amenities, schools, and transport links, making it perfect for families, professionals or those seeking a peaceful yet well connected setting.

Early viewing is highly recommended.

## Features

• TRADITIONAL EXTENDED SEMI DETACHED HOUSE • THREE BEDROOMS • HOUSE BATHROOM • DINING KITCHEN • LOUNGE • DOWNSTAIRS WC • GARDENS • OPEN VIEWS TO THE REAR • DRIVEWAY • GARAGE