

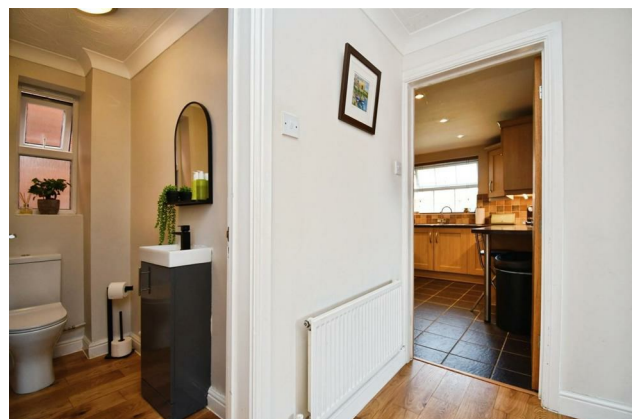
# HUNTERS®

HERE TO GET *you* THERE

**2 Doublegates Close, Ripon, HG4 2TU**

**£450,000**

**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



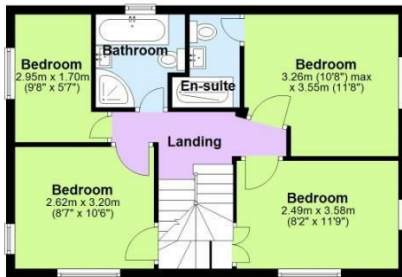
# HUNTERS®

HERE TO GET *you* THERE

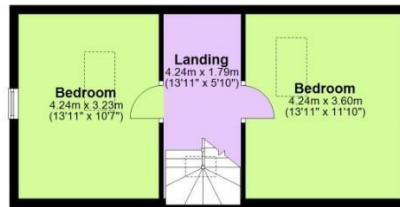
**Ground Floor**  
Approx. 64.0 sq. metres (689.2 sq. feet)



**First Floor**  
Approx. 50.5 sq. metres (543.4 sq. feet)



**Second Floor**  
Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 151.9 sq. metres (1635.4 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.

2 Doublegates Close, RIPON

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	78

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 2 Receptions: 2  
Tenure: Freehold

This well-presented and extended five bedroom detached family home sits on a lovely spacious corner plot which offers an ideal blend of space and comfort. .

The ground floor features a spacious entrance hallway with oak flooring which leads to a spacious lounge with double doors that open to the garden. There is a separate dining room, providing ample space for entertaining guests or enjoying family time. A convenient ground floor WC and a fitted kitchen complete this level, ensuring practicality for everyday living.

Ascending to the first floor, you will find three double bedrooms one with ensuite shower room and two with built in storage, alongside a single bedroom, which is currently utilized as a study, catering to the needs of modern family life. A separate house bathroom on this floor adds to the convenience. The second floor boasts two additional double bedrooms, providing even more space for family or guests.

Set on a desirable corner plot, the property is surrounded by well-maintained gardens the rear garden is fitted with extensive decked area that benefits from a south-facing aspect, perfect for enjoying sunny days. The outdoor space is complemented by a single garage and parking for up to three vehicles, making it an excellent choice for those with multiple cars or visitors.

This delightful home in Ripon is not only spacious but also offers a welcoming atmosphere, making it a wonderful place to create lasting memories. With its prime location and ample amenities, this property is a must-see for anyone looking to settle in a vibrant community.

## Features

• FIVE/SIX BEDROOMS • TWO RECEPTION ROOMS • FITTED KITCHEN • GROUND FLOOR WC • ENSUITE MASTER BEDROOM • HOUSE BATHROOM • SPACIOUS CORNER PLOT • AMPLE PARKING FOR MULTIPLE VEHICLES • SINGLE GARAGE • LOVELY ENCLOSED REAR GARDEN