

# HUNTERS®

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13 Aismunderby Close

Ripon, HG4 1NT

Asking Price £215,000



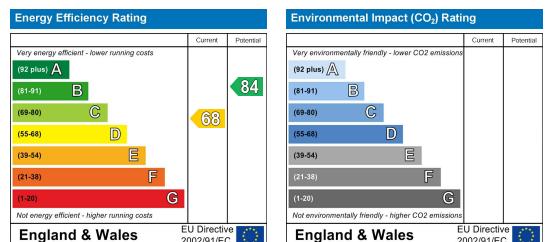
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Ripon Office on 01765 530007 if you wish to arrange a viewing appointment for this property or require further information.

- LOUNGE/DINING ROOM
- MODERN SHOWER ROOM
- PRIVATE PARKING SPACE
- EASY ACCESS TO THE CITY CENTRE
- APPROX £800 PER MONTH RENTAL
- FITTED KITCHEN
- ATTACHED SINGLE GARAGE
- ENCLOSED LOW MAINTENANCE GARDEN
- TWO DOUBLE BEDROOMS



An immaculately presented two double bedroom semi detached property with spacious entrance hallway, lounge/dining room, fitted kitchen, modern shower room, attached single garage, rear enclosed low maintenance garden and a private parking space.

Comprising of entrance hallway with fitted cupboard and stairs to the first floor. the lounge/dining room is good size with opening doors to the rear garden. The kitchen is fitted with a good range of white wall and base units with plenty of worktop, inset sink unit, hob, space for oven, washing machine, fridge and there is a wall mounted boiler.

To the first floor are two double bedrooms, the master bedroom is a really great size with two windows to the front. The shower room is fitted with a white suite and part tiled walls.

Externally there is a low maintenance and enclosed garden with planted borders, fenced and walled boundaries and gated access from the side. There is a private parking space to the side. The garage is attached to the property with an up and over door and useful storage area to the roof space.

The property comes with central heating and recently installed triple glazed windows and patio doors.

The property sits on a small development of similar properties and is within easy reach of the city both by local transport and by foot.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.