

# HUNTERS®

HERE TO GET *you* THERE

10 Deep Ghyll Walk, Ripon, HG4 1RL

Asking Price £375,000

Property Images



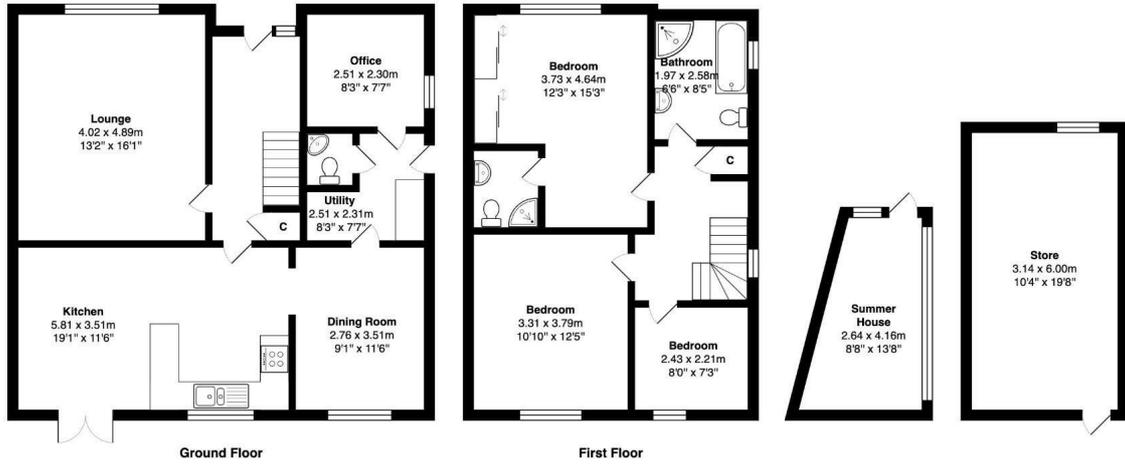
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## Property Images



## Floorplan



Total Area: 151.5 m<sup>2</sup> ... 1631 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## 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>		74	78
(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		

## Map



## Details

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

## Summary

Situated in a desirable area of Ripon, this impressive three/four bedroom detached home offers an exceptional blend of space, style, and versatility, making it ideal for modern family living.

Upon entering the property, the welcoming entrance hall leads to a beautifully designed dining kitchen, featuring a multi-fuel burning stove and ample space for informal dining or snug space. The spacious lounge provides a relaxing retreat, while the separate formal dining room offers an elegant setting for entertaining. A utility room, downstairs WC, and a versatile study or fourth bedroom—converted from the former garage complete the ground floor, catering to both practicality and adaptability.

Upstairs, the first floor boasts three generously sized bedrooms, including a master suite with an en suite shower room, ensuring privacy and convenience. The house bathroom is thoughtfully appointed with both a bathtub and a separate shower, offering comfort and functionality for family living.

Externally, the property enjoys beautifully maintained gardens to the front and rear. The expansive rear garden is laid mainly to lawn and provides ample space for outdoor enjoyment, featuring a detached workshop and a charming summer house. To the front, a driveway offers off street parking, adding to the property's convenience and appeal.

This outstanding home is perfectly positioned in a sought after location in Ripon, combining spacious interiors with excellent outdoor amenities. Early viewing is highly recommended to appreciate all this property has to offer.

## Features

• THREE - FOUR BEDROOMS • DETACHED HOUSE • LARGE SPACIOUS LOUNGE AND SEPARATE DINING ROOM • DINING KITCHEN • UTILITY ROOM & DOWNSTAIRS WC • STUDY/BEDROOM FOUR • MASTER EN SUITE SHOWER ROOM • HOUSE BATH AND SHOWER ROOM • GARDENS AND WORKSHOP • DRIVEWAY PROVIDING OFF STREET PARKING