

# HUNTERS®

HERE TO GET *you* THERE

**1 Harewood Road, Ripon, HG4 1TG**

**Guide Price £500,000**

**Property Images**



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

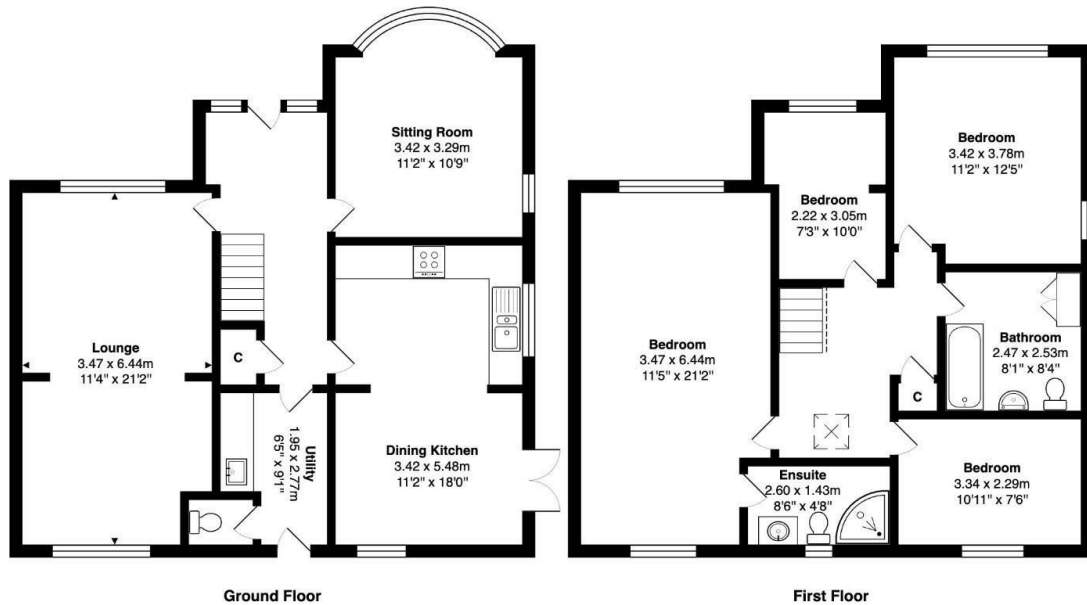
HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE



Total Area: 143.0 m<sup>2</sup> ... 1539 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>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 79        |
| (55-68) <b>D</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: 2 Receptions: 2 Tenure: Freehold

## Summary

\*\*\*\*\* Unexpectedly back on the market - call us to book your viewing 01765 530007\*\*\*This attractive four-bedroom detached family home offers a perfect blend of comfort and practicality. Set within just under 0.25 acres of beautifully landscaped mature gardens, this property is a true haven for families seeking space with well proportioned rooms .

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertainment. The lounge is perfect for unwinding after a long day, while the dining room/snug can also serve as a playroom, offers versatility for family activities. The heart of the home is the spacious dining kitchen, which features doors that open directly onto the garden with a separate utility room with WC adds to the practicality of this well-designed home.

The property boasts a generous master bedroom complete with a modern en-suite bathroom, ensuring a private retreat for the homeowners. Additionally, there are three further bedrooms, providing plenty of space for family or guests. The house bathroom is well-appointed, catering to the needs of the household.

For those with vehicles, the property includes a double garage equipped with power, alongside private parking for multiple vehicles making it ideal for larger families or those who enjoy hosting.

The outdoor space is truly a highlight surrounding the property, featuring extensive planted borders, a decked sitting area perfect for summer gatherings, ornamental pond and a sprawling lawn that invites outdoor play and relaxation while being conveniently located near local amenities and within walking distance to the city centre . Don't miss the opportunity to make this lovely property your new home.

## Features

- FOUR BEDROOM DETACHED FAMILY HOME • SURROUNDING MATURE GARDENS SET IN AROUND 0.25 ACRE • TWO RECEPTION ROOMS • DINING KITCHEN AND UTILITY ROOM • MASTER BEDROOM WITH MODERN ENSUITE • MODERN HOUSE BATHROOM • DOUBLE GARAGE • PRIVATE PARKING FOR MULTIPLE VEHICLES • DOUBLE GLAZING AND CENTRAL HEATING THROUGHOUT • EASY ACCESS TO THE CITY CENTRE