

HUNTERS®

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45 Bondgate, Ripon, HG4 1QE

Offers Over £185,000

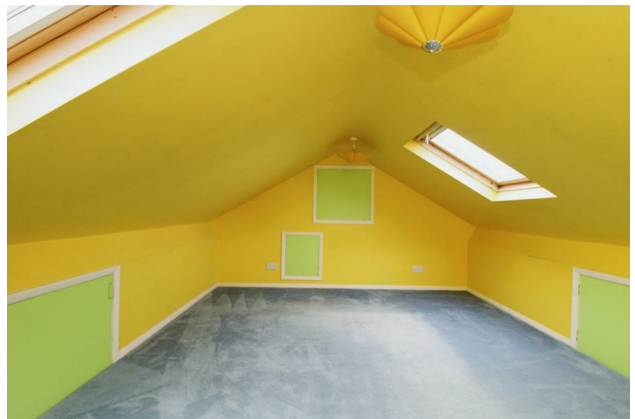
Property Images



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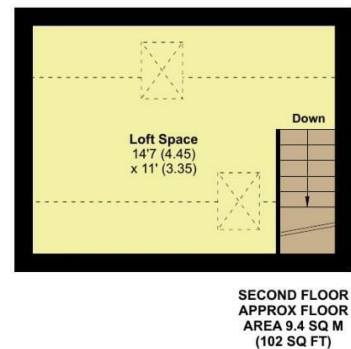
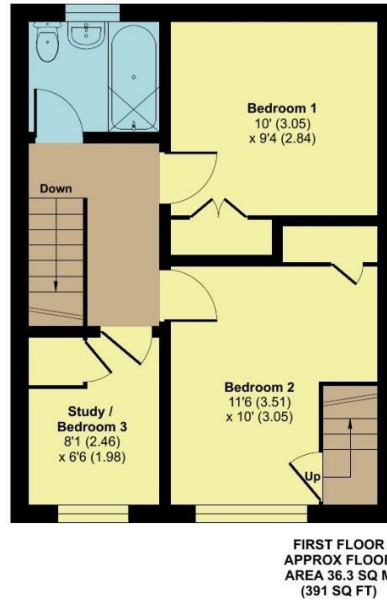
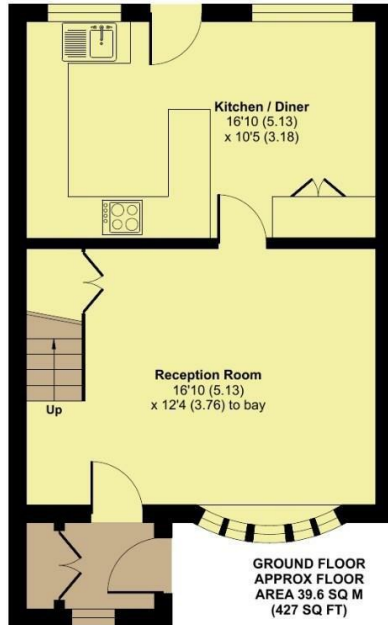
Approximate Area = 920 sq ft / 85.4 sq m

Limited Use Area(s) = 58 sq ft / 5.3 sq m

Total = 978 sq ft / 90.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhcom 2023. Produced for Hunters Property Group. REF: 980524

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

This three bedroom end terraced property is located close to the city centre. The property is well presented and offers spacious living accommodation over three floors. The property comprises of a dining kitchen, a spacious lounge, three bedrooms, a bathroom, and a useful loft room with a Velux style window. The property benefits from a very private enclosed garden with hedge boundaries and a garage.

The ground floor of the property comprises of a welcoming entrance porch with plenty of space for coats and shoes, a spacious lounge with a large window that lets the light flood in, there is a modern fitted dining kitchen with plenty of wall and base units with plenty of work top space, breakfast bar and ample space for a dining table.

The first floor of the property comprises of three bedrooms and a family bathroom. The master bedroom is a good size and features a large window overlooking the front of the property. The second bedroom is also a good size with closed off access to the loft room. The third bedroom is a single bedroom which could be used as a child's bedroom, study or home office. The family bathroom is fitted with a white suite comprising of a bath with shower over, a wash basin, and a WC.

The loft room is accessed via a staircase from the second bedroom and benefits from a Velux style window which provides plenty of natural light. This is a very useful additional space for storage or occasional room.

The property benefits from a private enclosed and gated low maintenance garden with hedge boundaries with plenty of space for socializing and outdoor dining. There is a single garage with up and over door which access to the rear.

Features

- THREE BEDROOMS • HOUSE BATHROOM • FITTED MODERN DINING KITCHEN • USEFUL LOFT ROOM • CENTRALLY HEATED • DOUBLE GLAZED • ENCLOSED LOW MAINTENANCE GARDEN • REAR SINGLE GARAGE • DECEPTIVELY SPACIOUS • CLOSE TO THE CITY CENTRE