

HUNTERS®

HERE TO GET *you* THERE



3 Old Mill Court

Watermill Lane, Ripon, HG4 3BF

Asking Price £550,000



A very pretty cobble stone faced family home spacious five bedroom family home set on the edge of this sought after village location with two reception rooms, open plan living/dining kitchen, ground floor WC, utility room, spacious master bedroom with en-suite, enclosed gardens to both the front and rear and double garage.

Comprising; entrance hallway with stairs to the first floor. The lounge is to the front with fitted log burner. The living kitchen runs along the rear of the property with a great selection of fitted units with granite work tops, integrated double oven, dishwasher and fridge freezer there is plenty of space for a table and seating and has double opening doors to the garden. The utility room is the side with space for a washing machine and dryer and fitted cupboard space this leads to the WC. There is also a family room/study to the front of the property.

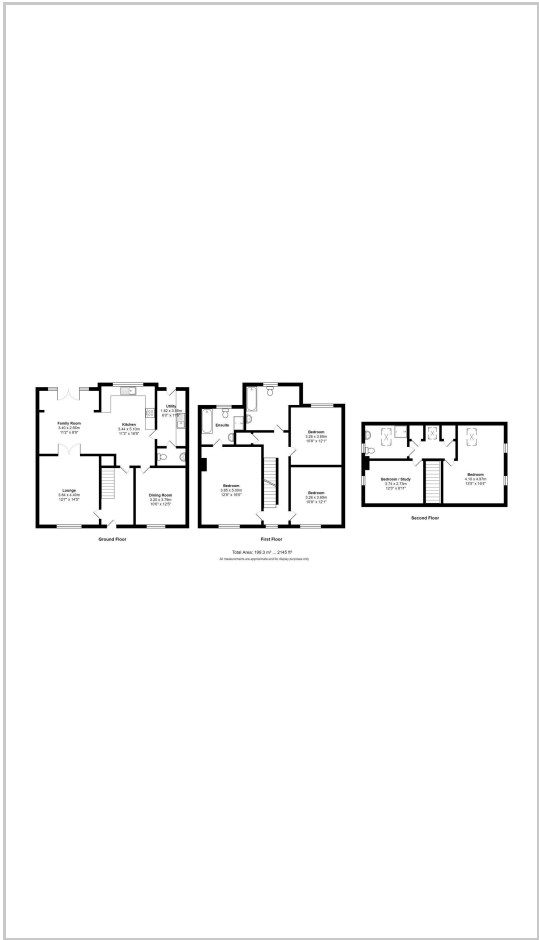
To the first floor are three double bedrooms, the master bedroom is a great size with a modern en-suite bathroom with a four piece white suite comprising, panel bath, WC, wash hand basin and shower enclosure. There is also a further family bathroom with four piece white suite.



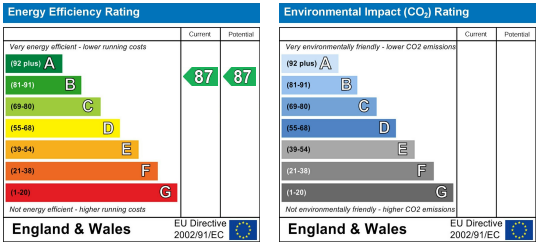
Area Map



Floor Plans



Energy Efficiency Graph



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.