

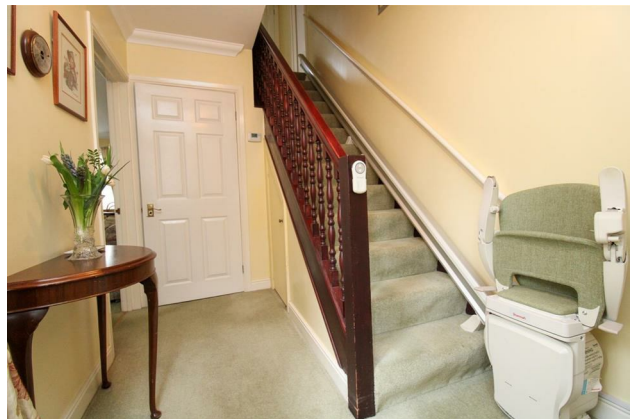
# HUNTERS®

HERE TO GET *you* THERE

17 Williamson Drive, Ripon, North Yorkshire, HG4 1AY

£250,000

Property Images



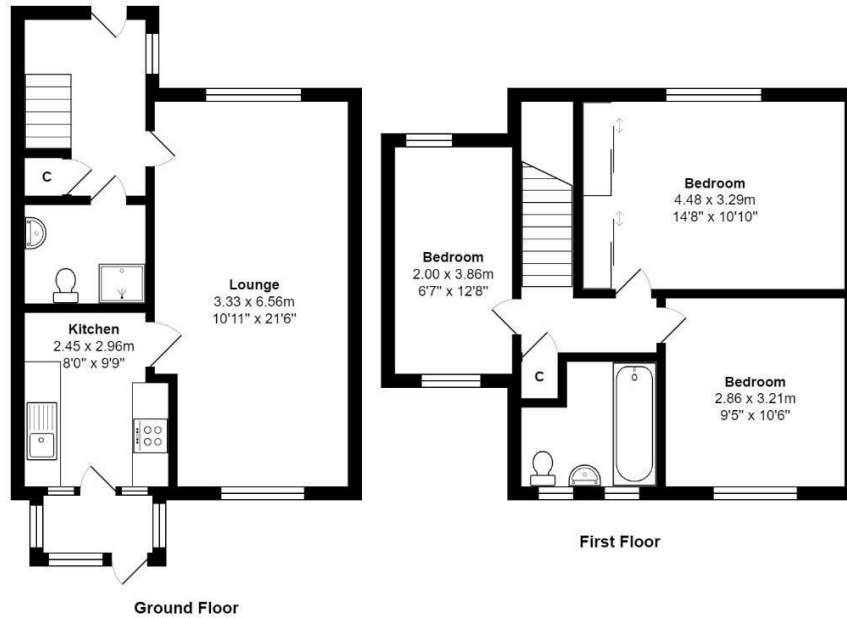
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## Property Images



## Floorplan



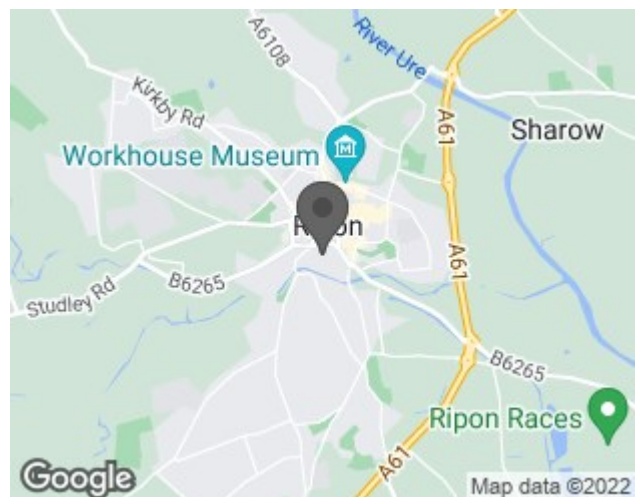
Total Area: 85.8 m<sup>2</sup> ... 923 ft<sup>2</sup>

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>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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 - Townhouse Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

**\*\*\*UNEXPECTEDLY REOFFERED TO THE MARKET\*\*\*** A spacious three bedroom house, located in a private cul de sac location in the centre of Ripon. This lovely home has been well maintained since it was built approximately 30 years ago and benefits from an entrance hall, with access to a ground floor WC and shower room. There is a bright lounge/dining room, a fitted kitchen and a rear porch, which opens into an enclosed rear garden.

To the first floor there are three good sized bedrooms, two double and one single and a fitted bathroom suite.

Externally there is an enclosed low maintenance garden to the rear which is gravelled with a paved patio area, garden shed and access to the private residents car park, where the property benefits from one parking space.

The property is situated close to the city centre which is within easy walking distance to the great selection of amenities including shops, bars and restaurants as well as recreational facilities. This property also enjoys distance views of the Cathedral.

## Features

• THREE BEDROOMS • LOUNGE/DINING ROOM • KITCHEN • DOWNSTAIRS SHOWER ROOM • UPSTAIRS BATHROOM • ENCLOSED REAR GARDEN • PRIVATE OFF STREET PARKING • LEASEHOLD • APPROX £160 GROUND RENT PER YEAR • £800-850 POTENTIAL RENTAL INCOME