



Filey Avenue

Ripon, HG4 2DH

Asking Price £289,950



A well presented and beautifully maintained three bedroom semi detached property offering deceptively spacious accommodation with a good sized hallway, modern fitted kitchen, lounge and dining room, modern bathroom, rear enclosed garden, single garage and driveway.

Comprising; spacious entrance hallway with stairs to the first floor. The lounge is a great size with large bay window and fitted fireplace with hearth. The dining room is to the rear which over looks the garden. The extended kitchen is fitted with modern units with plenty of work top space with gas hob and electric oven, fitted fridge freezer, dishwasher and space for washing machine there is also side access to the garden.

To the first floor are two great sized double bedrooms both with fitted wardrobes and a single bedroom. The bathroom has been recently re fitted with modern panel bath and wash hand basin and there is a separate WC. There is a loft hatch on the landing.

Externally the property has a good sized rear garden laid to lawn with three apple trees and fenced boundaries and timber shed. There is a good sized driveway with a single garage. There is potential to extend the property subject to necessary consents and must be viewed to appreciate the space on offer.



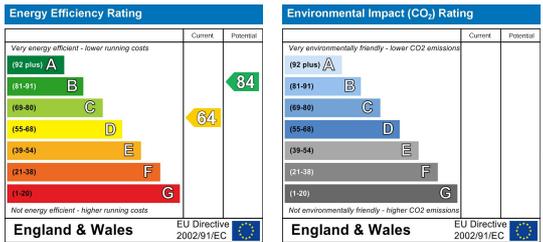
Area Map



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.