

# HUNTERS®

HERE TO GET *you* THERE

**7 Long Meadows, Ripon, North Yorkshire, HG4 2LX**

**Offers Over £250,000**

**Property Images**



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## Property Images





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## Floorplan



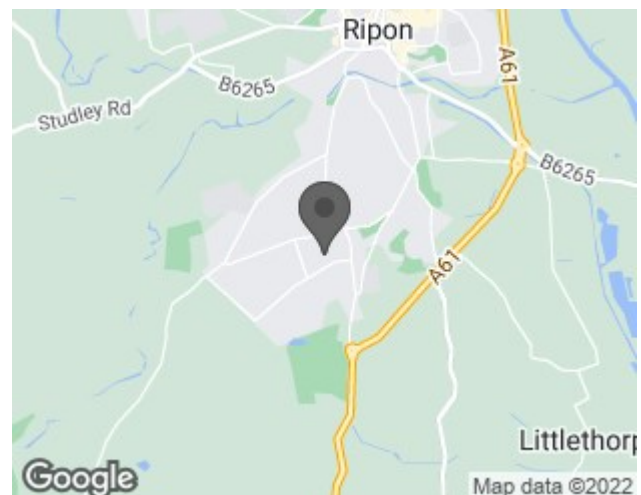
Total Area: 94.9 m<sup>2</sup> ... 1022 ft<sup>2</sup> (excluding garage)

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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

\*\*\* UNEXPECTEDLY REOFFERED TO THE MARKET\*\*\*A lovely three bedroom semi detached property offering spacious modern accommodation which has been recently renovated with a through lounge dining room, ground floor WC, modern kitchen, modern bathroom, three good sized bedrooms, single garage and lovely enclosed rear garden.

Comprising: Entrance hallway with ground floor WC this opens to the very spacious and open plan living dining room with hard flooring, bay window and double doors that open to the garden. The kitchen has been recently refitted with lovely cream units with some integrated appliances including, oven, hob, dishwasher and fridge/freezer. There is also a useful under stairs cupboard.

To the first floor is landing area with spacious storage cupboard. There are three bedrooms, two double and one good single and a modern house bathroom with three piece suite comprising, panel bath with shower over, wash hand basin and WC.

Externally there is a lovely rear enclosed garden laid mainly to lawn with planted borders, extensive patio area and fenced and hedge borders. To the front is a driveway which provides off road parking and this leads to the single garage with up and over door.

## Features

• RECENTLY RENOVATED THROUGHOUT • SPACIOUS THROUGH LOUNGE DINING ROOM • MODERN FITTED KITCHEN • GROUND FLOOR WC • THREE GOOD SIZED BEDROOMS • MODERN BATHROOM • GLAZED AND CENTRALLY HEATED • LOVELY REAR GARDEN • CLOSE TO LOCAL AMENITIES • APPROX £900-950 PER MONTH RENTAL