

**34 Victoria Avenue, Ripon, HG4 1LU**

**Asking Price £210,000**

**Property Images**



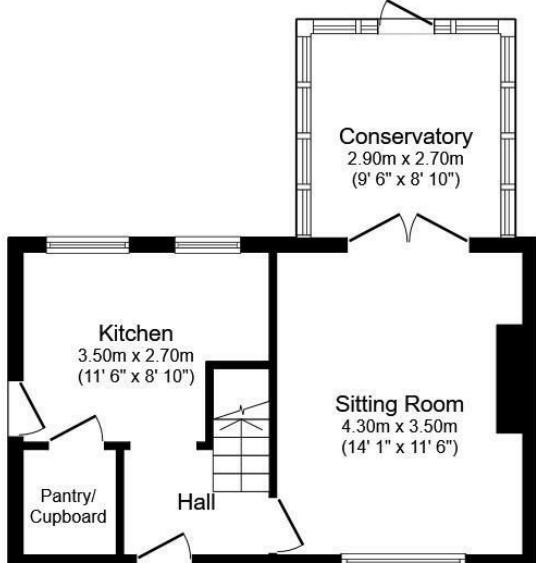
# HUNTERS®

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## Property Images

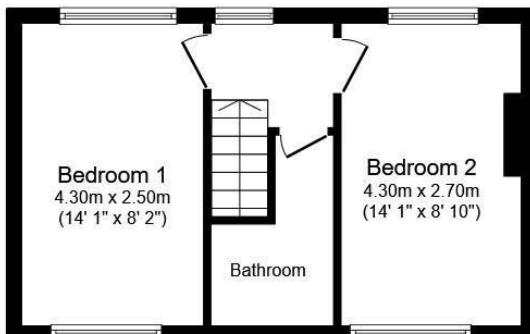


## Floorplan



Ground Floor

Floor area 38.9 sq.m. (419 sq.ft.)



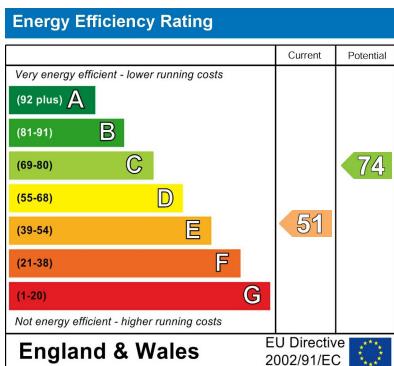
First Floor

Floor area 30.5 sq.m. (329 sq.ft.)

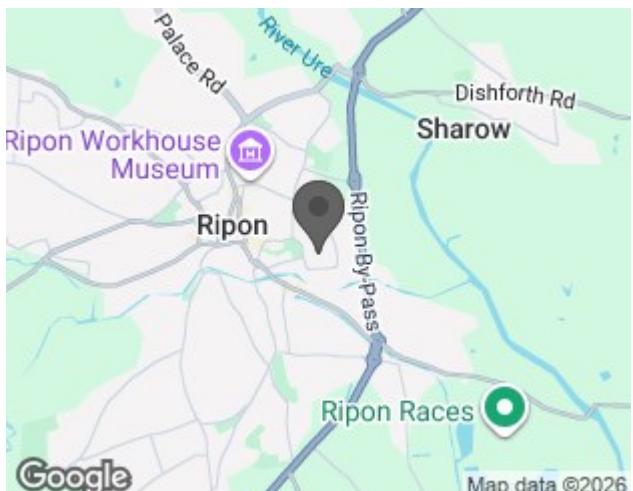
Total floor area: 69.4 sq.m. (747 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC



## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Located in a quiet cul-de-sac in the heart of Ripon, this spacious two double bedroom end of terrace home offers well-presented accommodation with easy access to the city centre and local amenities.

The property is entered via a welcoming entrance hall, leading into a stylish, modern fitted kitchen complete with a useful walk-in pantry cupboard. The generously sized lounge/dining room provides a comfortable living space, with glazed doors opening into a bright conservatory that enjoys pleasant views over the rear garden and direct access outside.

To the first floor, there are two well proportioned double bedrooms, both offering excellent natural light, and a contemporary house bathroom finished to a high standard.

Externally, the property boasts attractive enclosed gardens to both the front and rear, thoughtfully landscaped with gravel and paving for ease of maintenance. A garden shed provides useful outdoor storage.

This delightful home is ideally suited to a range of buyers including first time purchasers, downsizers, or investors, and enjoys a prime position in one of Ripon's most convenient residential areas.

Early viewing is recommended to appreciate the space and setting on offer.

## Features

- SPACIOUS END OF TERRACE HOUSE • TWO DOUBLE BEDROOMS • HOUSE BATHROOM • LOUNGE/DINING ROOM • CONSERVATORY • KITCHEN • GARDENS TO THE FRONT AND REAR • CENTRAL LOCATION