

# HUNTERS®

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11 Marina Way, Ripon, HG4 2LJ

Offers Over £240,000

Property Images



# HUNTERS<sup>®</sup>

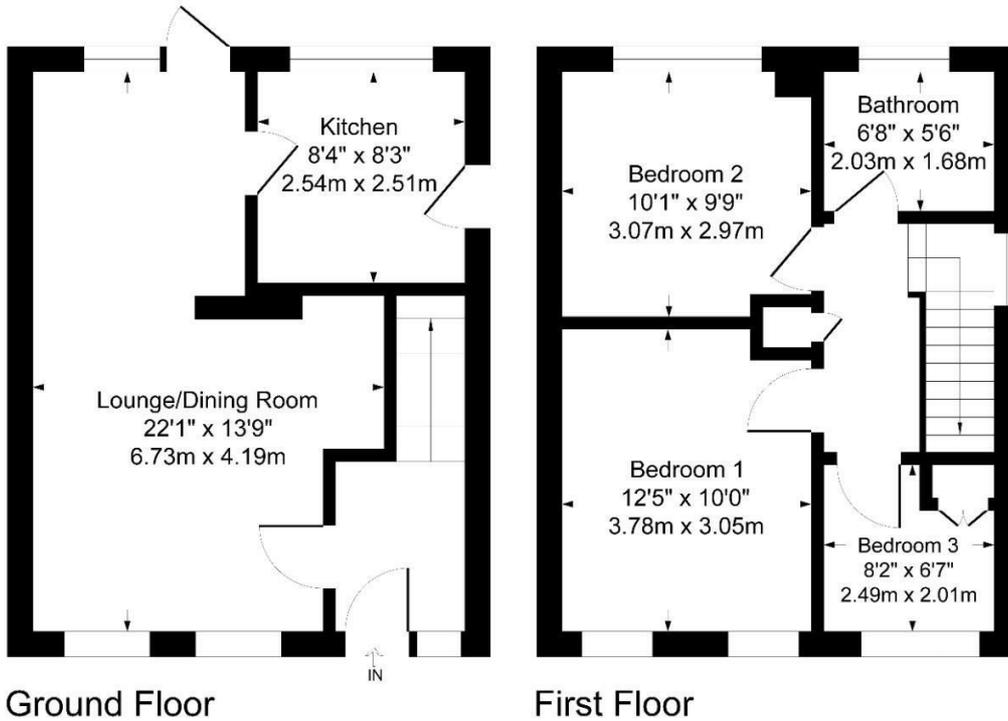
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## Property Images



## Floorplan

Approximate Gross Internal Area = 747 sq ft - 69 sq m

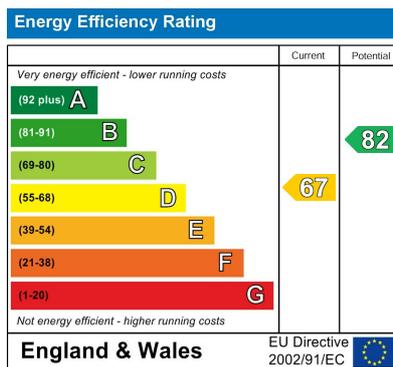


Ground Floor

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

## EPC



## Map



## Details

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

## Summary

A well presented three bedroom semi detached home, offered for sale with the added benefit of no onward chain, situated on the south side of Ripon.

The property has recently been redecorated throughout and benefits from newly fitted carpets, creating a fresh and modern feel ready for immediate occupation. The accommodation briefly comprises an entrance hall leading into a spacious lounge/dining room, featuring a contemporary remote controlled electric fire and patio doors opening out to the rear garden, allowing for plenty of natural light. The kitchen is fitted with a range of wall and base units, worktops, sink and cooker.

To the first floor are three well proportioned bedrooms and a modern fitted house bathroom.

Externally, the property enjoys gardens to both the front and rear, laid mainly to lawn. The enclosed rear garden also features a paved patio area, ideal for outdoor seating, along with a useful garden shed. A driveway provides off street parking.

An ideal purchase for first time buyers, families or investors alike, early viewing is highly recommended.

## Features

• SEMI DETACHED HOUSE • THREE BEDROOMS • BATHROOM • LOUNGE/DINING ROOM • KITCHEN • ENCLOSED REAR GARDEN • DRIVEWAY PROVIDING OFF STREET PARKING • NEW CARPETS AND DECORATED • NO ONWARD CHAIN