

# HUNTERS®

HERE TO GET *you* THERE

**Tree Tops Littlethorpe Lane, Ripon, North Yorkshire, HG4 1UB**

**Offers Over £300,000**

**Property Images**





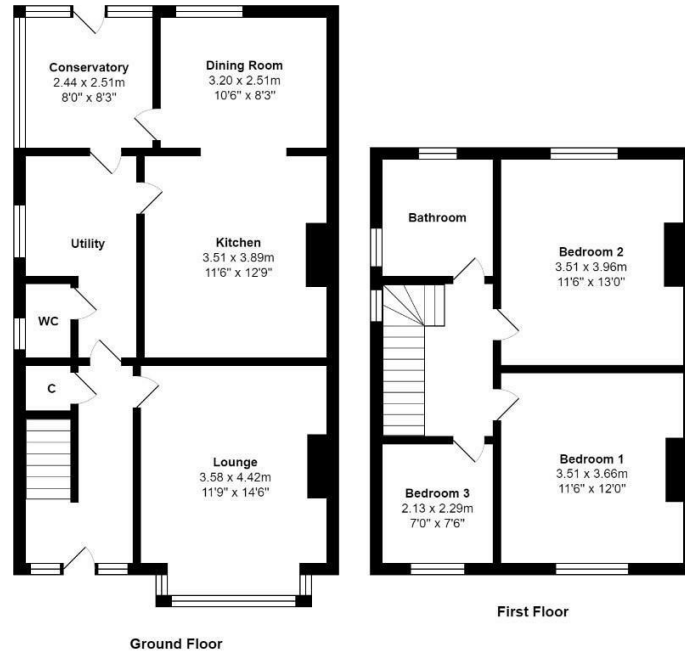
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## Property Images



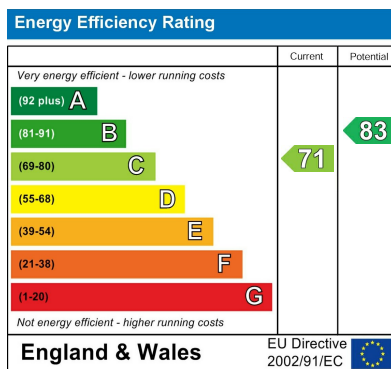
## Floorplan



Total Area: 107.7 m<sup>2</sup> ... 1159 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

\*\*\*\* Launch viewing day Thursday 25th August call to book today\*\*\*\*A well presented three bedroom semi detached property set in an elevated position offering, well planned and spacious accommodation with two reception rooms, modern fitted kitchen, utility, ground floor WC, lawn gardens, driveway and single garage.

Comprising: spacious entrance hallway with hard flooring, stairs to the first floor and under stairs storage. The lounge is to the front with large bay window with open views and brick built fireplace. The kitchen is fitted with modern units with a period cast iron range (feature only). The dining room is to the rear which over looks the garden. There is also a ground floor WC and utility area.

To the first floor are three good size bedrooms and a house bathroom.

The gardens extend across the rear with two lawn areas and a decked sitting area with single garage and driveway to the side. There is further lawn to the front and further parking.

The property sits is a no through road set on the edge of the city but within easy reach of all of the local amenities including shops, bars, restaurants, recreational facilities and schooling for all ages and within easy reach to the A61/A1 for those wishing to commute further afield.

## Features

• THREE BEDROOMS • TWO RECEPTION ROOMS • MODERN FITTED KITCHEN • UTILITY ROOM AND GROUND FLOOR WC • HOUSE BATHROOM • CENTRALLY HEATED AND DOUBLE GLAZED • REAR LAWN GARDENS • AMPLE PARKING • SINGLE GARAGE • SET BACK ELEVATED LOCATION