

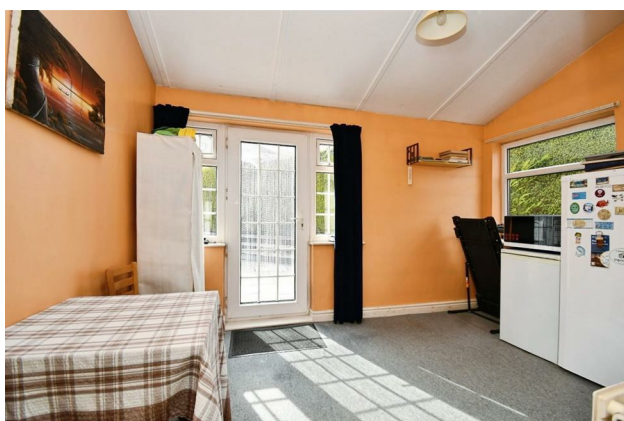
# HUNTERS®

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**13 Edens Way, Ripon, HG4 1RB**

**Asking Price £299,995**

**Property Images**

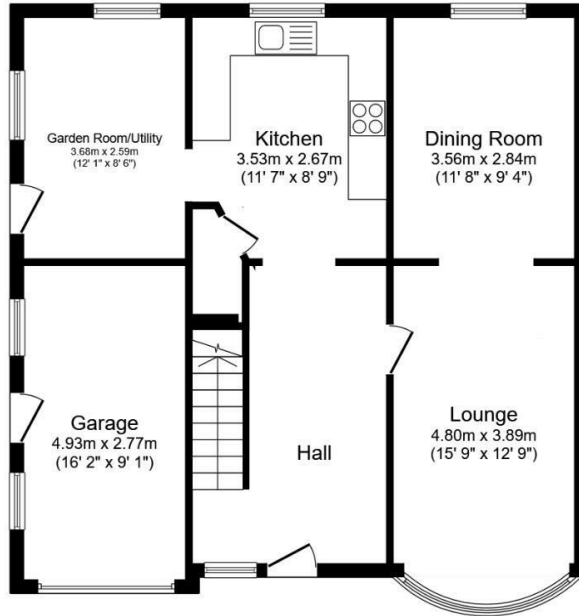




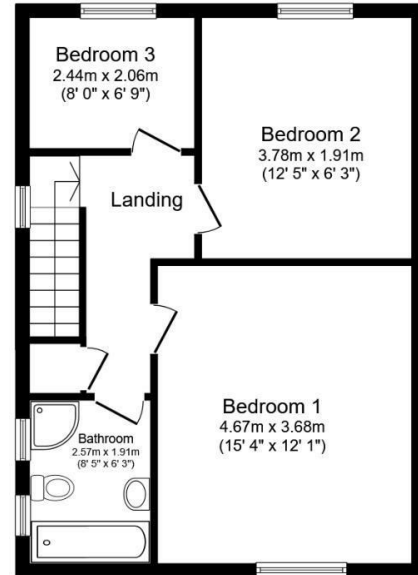
## Property Images



## Floorplan



**Ground Floor**  
Floor area 75.8 sq.m. (816 sq.ft.)



**First Floor**  
Floor area 51.3 sq.m. (552 sq.ft.)

Total floor area: 127.1 sq.m. (1,368 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

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

## Summary

Spacious Three Bedroom Semi Detached Home situated in a popular and well connected area of Ripon, this well maintained property offers generous living space and easy access to local shops, schools, and public transport.

The property welcomes you with a bright entrance hall leading into a spacious lounge, featuring a charming bay window and an attractive fireplace. An open archway connects seamlessly to the dining room, creating a perfect space for entertaining. The fitted kitchen is well appointed with integrated appliances, including a built in dishwasher and fridge. A versatile garden room to the rear offers additional living space and is plumbed for utilities, making it ideal as a utility area or home office.

The first floor hosts three generously sized bedrooms and a family bathroom complete with both a bath and a separate shower cubicle.

Outside, the property boasts attractive gardens to three sides, a generous driveway providing off-street parking for multiple vehicles and a garage for additional storage or parking.

A superb opportunity for families or buyers seeking a well located and spacious home in Ripon—early viewing is highly recommended.

## Features

• SPACIOUS SEMI DETACHED HOUSE • THREE BEDROOMS • HOUSE BATHROOM • LOUNGE THROUGH DINING ROOM • KITCHEN • GARDEN/UTILITY ROOM • GARDENS TO THREE SIDES • GARAGE • DRIVEWAY PROVIDING OFF STREET PARKING