

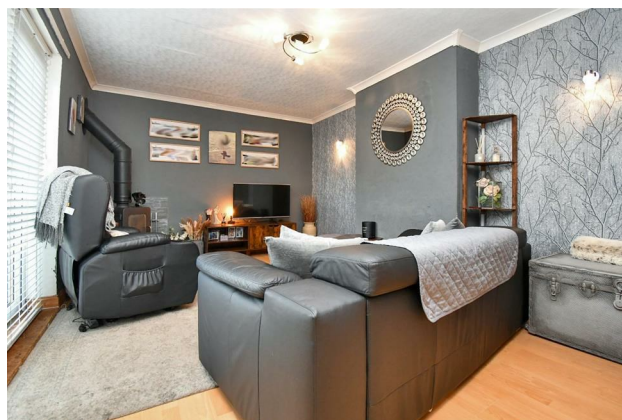
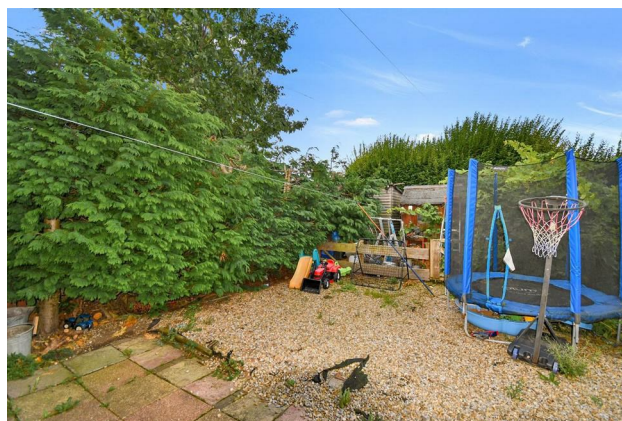
# HUNTERS®

HERE TO GET *you* THERE

**9 Cedar Close, Ripon, HG4 2PQ**

**Asking Price £195,000**

**Property Images**





## Property Images



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HERE TO GET *you* THERE

## Floorplan



Total area: approx. 101.5 sq. metres (1092.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

9 Cedar Close, Ripon

## EPC

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 80        |
| (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 |                         |           |
| England & Wales                             |                         |           |
|   | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

Situated just off Harrogate Road in Ripon, this three bedroom terraced home offers spacious and versatile accommodation, ideal for families or those looking for flexible living space.

Upon entering, the hallway leads through to a welcoming lounge featuring a wood burning stove and double doors opening directly onto the garden. The modern fitted dining kitchen is a particular highlight, complete with built in oven, hob and breakfast bar, providing a stylish and practical space for both everyday living and entertaining.

To the first floor there are two well proportioned double bedrooms, a contemporary fitted house bathroom, a separate WC, and a third bedroom with staircase access to a highly useful loft space. The loft is currently arranged as a bedroom, with the added benefit of a further room beyond, both enjoying natural light via Velux style windows.

Externally, the property boasts an enclosed garden laid to gravel with a patio area and garden shed, perfect for outdoor dining and relaxation. A driveway provides valuable off street parking and there is also a garage for additional storage or vehicle use.

This attractive home is well placed for access to local amenities and transport links, making it an excellent opportunity for buyers.

## Features

• TERRACE HOUSE • THREE BEDROOMS AND USEFUL LOFT SPACE • MODERN FITTED BATHROOM • SEPARATE WC • MODERN FITTED DINING KITCHEN • LOUNGE • ENCLOSED GARDEN • DRIVEWAY PROVIDING OFF STREET PARKING • GARAGE