

# HUNTERS®

HERE TO GET *you* THERE

**3 Princess Place, Ripon, HG4 1HR**

**Asking Price £165,000**

**Property Images**



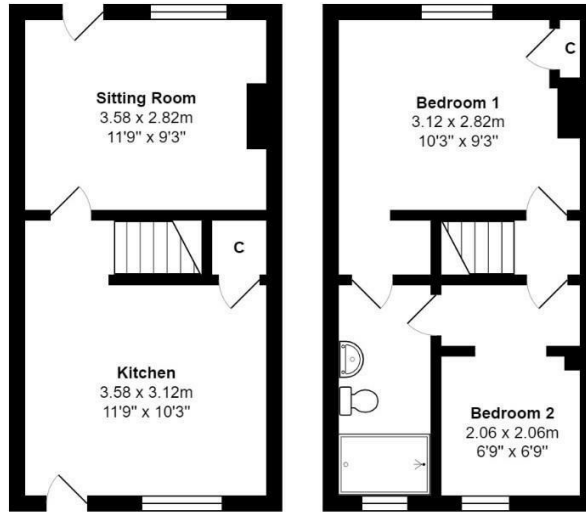
# HUNTERS®

HERE TO GET *you* THERE

## Property Images



## Floorplan



Ground Floor

First Floor

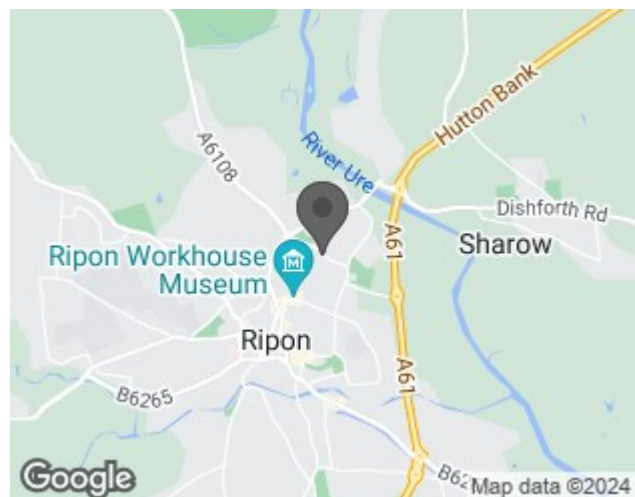
Total Area: 50.5 m<sup>2</sup> ... 544 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>17</b>	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

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

## Summary

A completely updated and renovated two bedroom terraced cottage offering modern interiors with fitted kitchen, lounge, shower room, storage area to master bedroom, rear walkway with access to the timber store, lawn garden with seating area all set close to the city centre.

Comprising, entrance to the bright lounge, through to the modern fitted kitchen with plenty of storage, fitted oven and hob with extractor and space for fridge/freezer and washing machine with further under stairs storage.

The two bedrooms are a good size one over looking the garden to the front with integral storage area ideal as a wardrobe/store space. The shower room has a spacious walk-in shower with sliding glass door, WC and wash hand basin and can be accessed from both bedrooms.

Externally there is a lawn garden to the front with a paved seating area and fenced boundaries. There is a walkway to the front and rear of the property for access for neighbouring properties.

The property is within easy access to local amenities and recreational facilities.

## Features

- COMPLETELY RENOVATED TWO BEDROOM COTTAGE • MODERN FITTED KITCHEN WITH SOME APPLIANCES • SPACIOUS LOUNGE • GARDEN TO THE FRONT • REAR WALKWAY AND TIMBER CLADDED STORE • BRAND NEW ELECTRIC HEATING THROUGHOUT • NEW DOORS AND WINDOWS • REWIRED • EASY WALK IN TO THE CITY CENTRE • PARKING ON THE ROADSIDE