

# HUNTERS®

HERE TO GET *you* THERE

21 Hell Wath Grove, Ripon, HG4 2JT

Offers In The Region Of £450,000

Property Images



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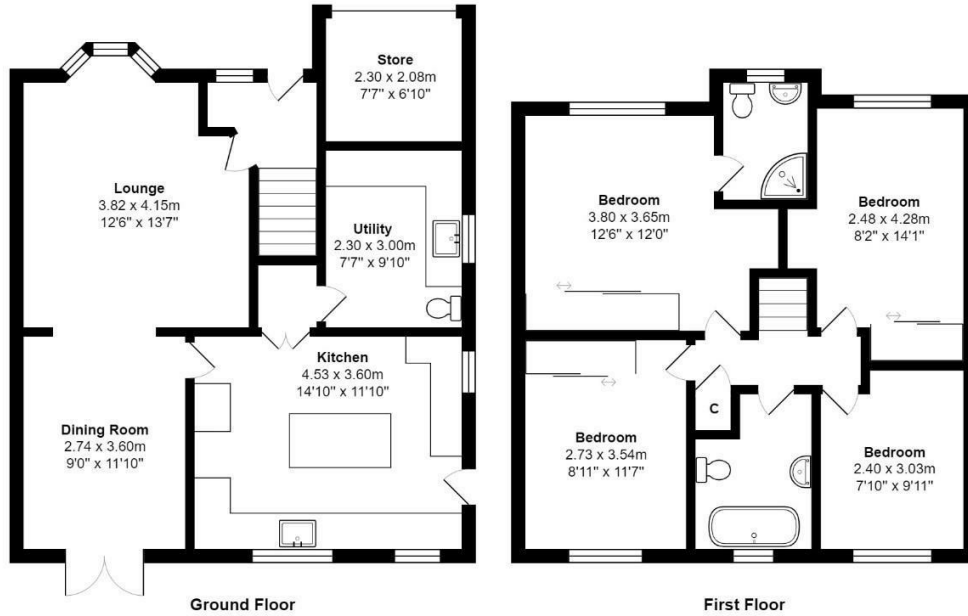
## Property Images



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## Floorplan



Total Area: 117.5 m<sup>2</sup> ... 1264 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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>		70	82
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Welcome to this beautifully presented four-bedroom detached family home nestled in a sought-after location, this property offers a perfect blend of modern features and charm.

Upon entering, you are greeted by a spacious lounge, perfect for entertaining guests. The dining room, adorned with natural light, provides an ideal setting for family dinners and special occasions. The heart of this home is undoubtedly the quality hand-built kitchen, featuring a center island that serves as a focal point.

A separate utility room adds convenience, allowing you to keep the main kitchen pristine while handling daily chores effortlessly. The ground floor also boasts a WC, offering additional practicality for the busy household.

Ascending the staircase, you'll discover four generously sized bedrooms, each designed with both style and comfort in mind. The master bedroom is complete with an en-suite shower room. The house bathroom has modern fixtures and fittings and features a claw foot bath.

Step outside to the enclosed rear garden, a lovely relatively private retreat where outdoor living seamlessly merges with the interior comforts. The thoughtfully landscaped garden provides space for relaxation, play, or entertaining.

There is ample parking, with electric car charger and single garage. This property offers space and comfort, viewing is recommended.

## Features

• FOUR BEDROOM DETACHED FAMILY HOME • SPACIOUS INTERIORS • LOUNGE AND SEPARATE DINING ROOM • HAND BUILT KITCHEN WITH CENTRE ISLAND • GROUND FLOOR WC AND UTILITY • MASTER BEDROOM WITH EN-SUITE • REAR ENCLOSED AND RELATIVELY PRIVATE GARDEN • AMPLE PARKING • GARAGE STORE TO THE FRONT • EASY ACCESS TO RIPON CITY AND FABULOUS WALKS ON YOUR DOORSTEP