

# HUNTERS®

HERE TO GET *you* THERE

**12 All Saints Square, Ripon, HG4 1FN**

**Offers Over £565,000**

**Property Images**





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## Property Images



## Floorplan

### All Saints Square, Ripon, HG4

Approximate Area = 2027 sq ft / 188.3 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

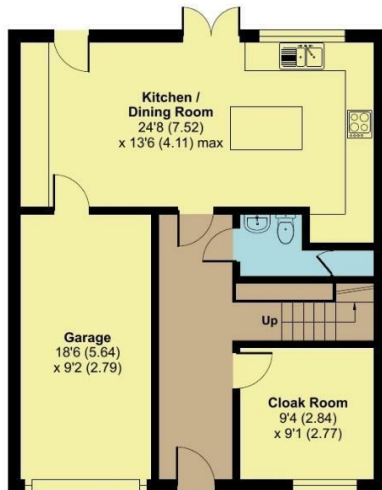
Garage = 170 sq ft / 15.7 sq m

Total = 2225 sq ft / 206.6 sq m

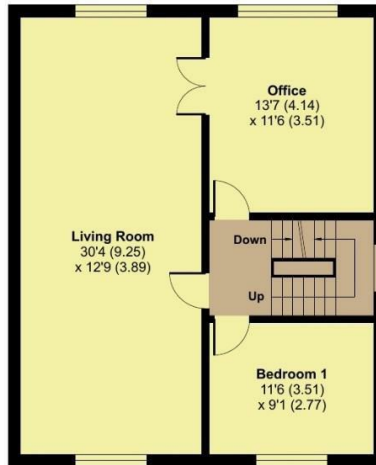
For identification only - Not to scale



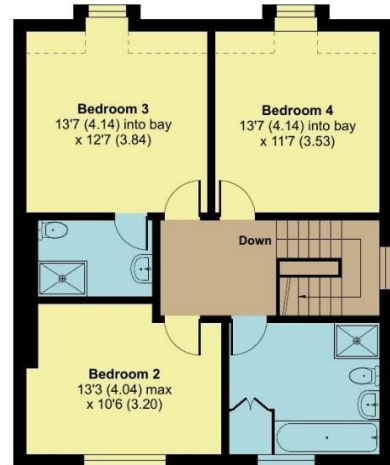
Denotes restricted head height



**GROUND FLOOR**  
APPROX FLOOR  
AREA 52.8 SQ M  
(569 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 69.8 SQ M  
(752 SQ FT)



**SECOND FLOOR**  
APPROX FLOOR  
AREA 65.5 SQ M  
(706 SQ FT)

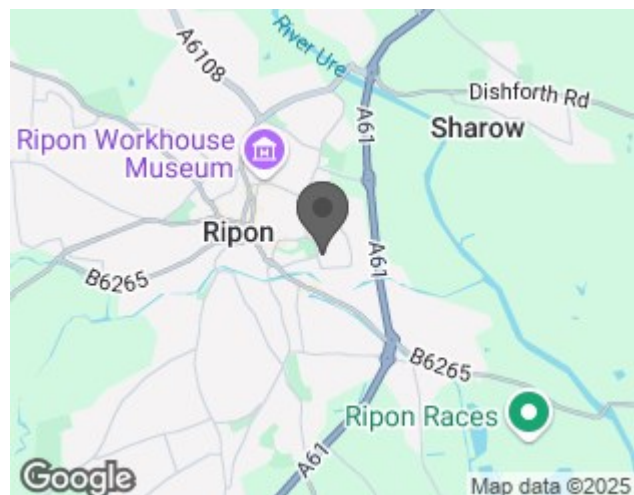


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1102572

## 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>		
(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: 3 Receptions: 3 Tenure: Freehold

## Summary

Situated within a small exclusive development, this stunning townhouse presents a blend of elegance and style, boasting spacious interiors flooded with natural light and offering captivating views of the cathedral. With versatile living spaces, a modern dining kitchen, study/office, four bedrooms one with en-suite, spacious and bright lounge with rear dining room/study enclosed garden integral garage and parking, this residence provides the ideal backdrop for luxurious central living.

The property features generously proportioned interiors, providing ample space for comfortable living and entertaining. The ground floor is adorned with a contemporary dining kitchen, providing the perfect space for culinary pursuits and casual dining. A study/office and WC on the ground floor offer flexibility for remote work or additional accommodation needs. The first floor hosts a beautiful lounge area, enhanced with dual aspect windows that flood the space with natural light and offer captivating views of the surroundings. Adjacent to the lounge, there is a further dining room/study area, perfect for formal dining or as a tranquil study space. The first floor also accommodates a double bedroom, providing convenience and flexibility in living arrangements.

The second floor boasts three additional double bedrooms, including the luxurious en-suite master bedroom, offering privacy and comfort. Externally, the property features an enclosed south facing garden, providing a private outdoor space for relaxation and al fresco dining. Complete with an integral garage, the property offers secure parking and additional storage space with further driveway parking. This exquisite townhouse presents a rare opportunity to enjoy luxurious living within a prestigious locale, boasting modern amenities, versatile living spaces, and breathtaking views.

## Features

• OUTSTANDING DETACHED PROPERTY WITH VIEWS OF THE CATHEDRAL • MODERN DINING KITCHEN • GROUND FLOOR PLAY ROOM/STUDY • GROUND FLOOR WC • LOVELY FIRST FLOOR LOUNGE WITH SEPARATE OFFICE/DINING ROOM • FOUR BEDROOMS TO THE FIRST AND SECOND FLOOR • EN-SUITE TO ONE BEDROOM AND SEPARATE HOUSE BATHROOM • ENCLOSED REAR COTTAGE STYLE GARDEN • INTEGRAL GARAGE • PRIVATE PARKING FOR TWO CARS