

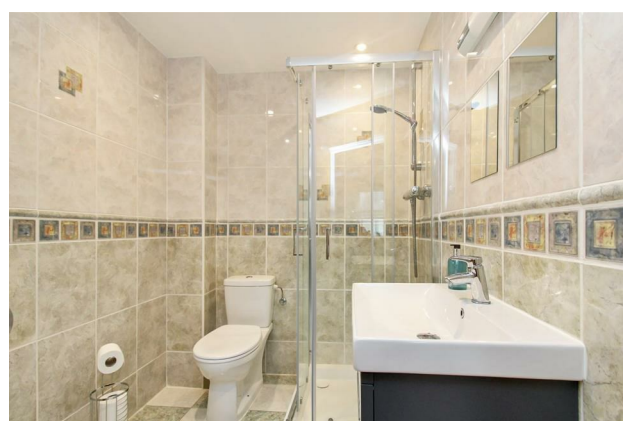
HUNTERS®

HERE TO GET *you* THERE

8 Florentines Court, Allhallowgate, Ripon, HG4 1WB

Offers Over £210,000

Property Images



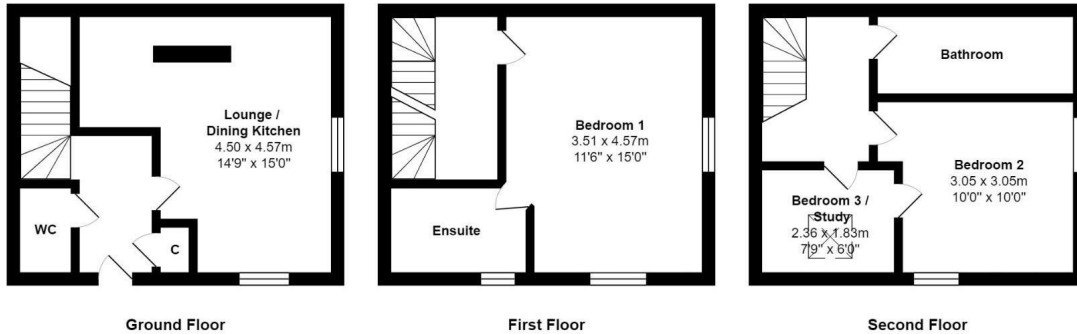
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Floorplan



Total Area: 76.4 m² ... 823 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

Summary

Welcome to Florentines Court, a charming three-storey townhouse located in the heart of this small development in the city centre. This delightful property boasts a perfect blend of traditional charm and modern convenience, offering a truly flexible living space for you to make your own.

As you step inside, you are greeted by a spacious ground floor featuring a reception room that can be used as a sitting or dining area, along with a well-appointed kitchen complete with fitted appliances. The convenience of a ground floor WC adds to the practicality of this home.

Venture up to the first floor, where you will find a generously sized master bedroom that could also lend itself as a second lounge - see artist impression photography, offering versatility to suit your lifestyle. The en-suite has been tastefully remodelled to provide a touch of luxury.

On the second floor, two additional bedrooms await, providing ample space for family, guests, or even a home office. The house bathroom on this floor ensures that convenience is never compromised. There is also a very useful partially boarded loft ideal for storage.

This property also offers the luxury of private parking, a coveted feature in this bustling town, as well as an enclosed low-maintenance garden at the front, perfect for entertaining or relaxing on a sunny day. The added advantage is an external power point for car charging.

Don't miss the opportunity to make this house your home and enjoy the convenience and comfort it has to offer. Contact us today to arrange a viewing and take the first step towards owning this wonderful townhouse in Ripon. The property is an ideal lock up and go, first time buyer opportunity or investment purchase.

Features

• THREE BEDROOMS TWO DOUBLE AND ONE SINGLE • VERSATILE LIVING ON THREE FLOORS • GROUND FLOOR OPEN LOUNGE/ DINING AND KITCHEN AREA • GROUND FLOOR WC • FIRST FLOOR MASTER BEDROOM WITH ENSUITE OR SECOND LOUNGE (SEE ARTIST IMPRESSION) • SECOND FLOOR TWO FURTHER BEDROOMS AND HOUSE BATHROOM • FRONT ENCLOSED GARDEN WITH BOUNDARY RAILINGS AND GATED ACCESS • PRIVATE PARKING TO THE SIDE • LOVELY PRIVATE DEVELOPMENT • TOWN CENTRE LIVING