

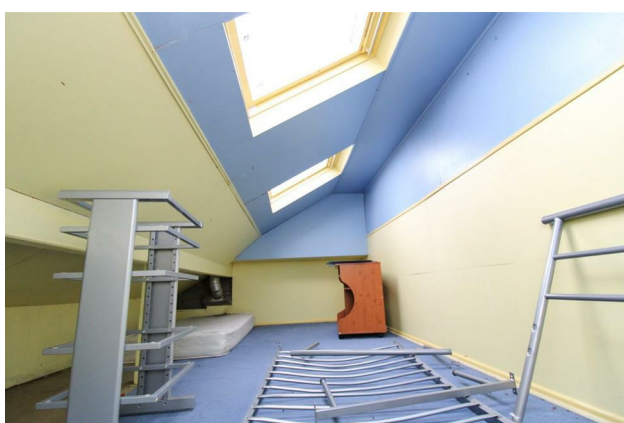
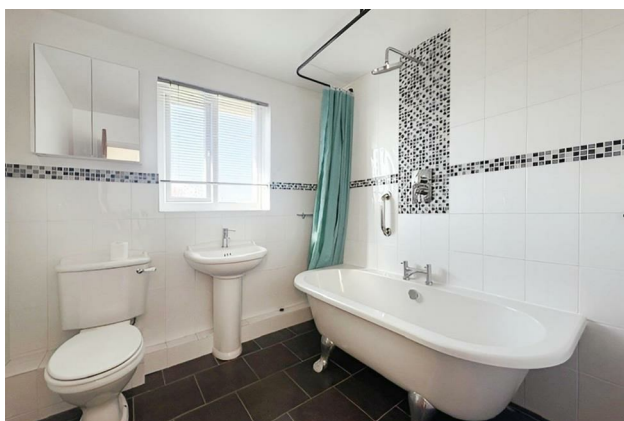
# HUNTERS®

HERE TO GET *you* THERE

**4 Skelldale View, Ripon, HG4 1UJ**

**Guide Price £159,950**

**Property Images**



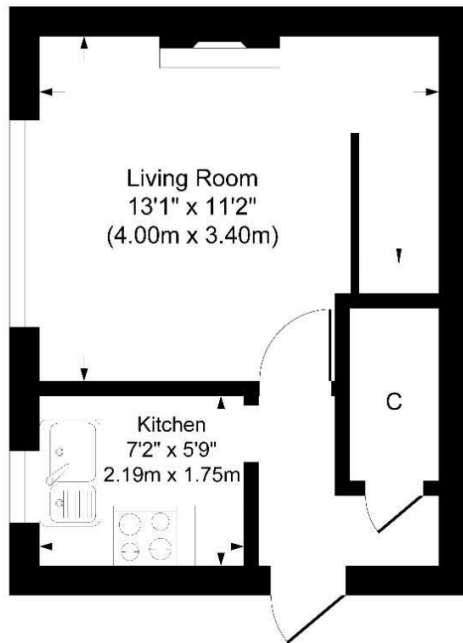
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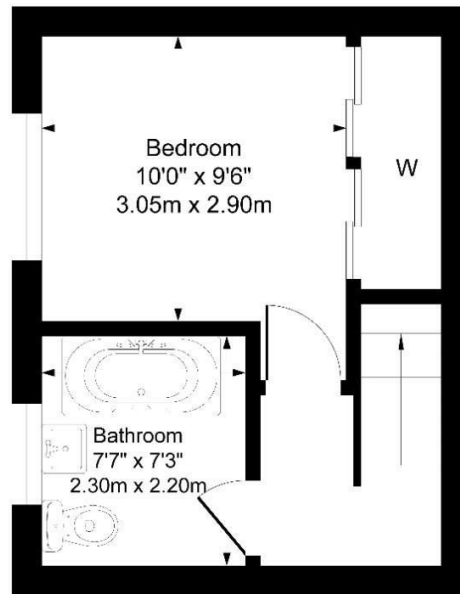
Property Images

## Floorplan

**Approximate Gross Internal Area**  
**537 sq ft - 50 sq m**



Ground Floor



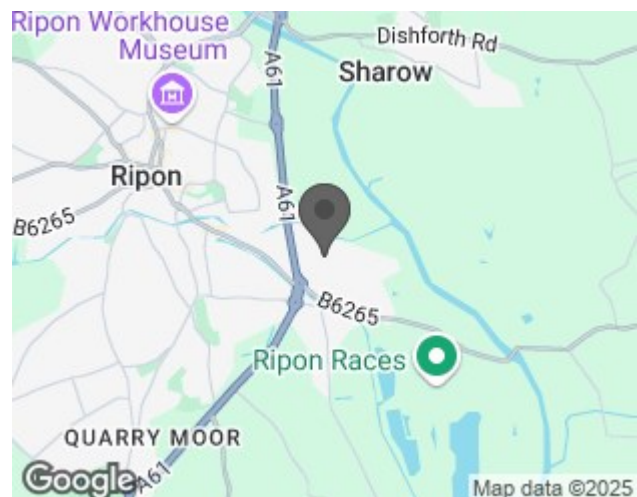
First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</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		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - End Terrace Beds: 1 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

A lovely spacious one bedroom property with rear good sized garden, parking space and spacious timber shed/workshop, fitted kitchen, spacious lounge a good sized double bedroom and house bathroom with a boarded loft area ideal for storage all positioned in quite location on the outskirts of the city centre but still within easy reach.

The property comes with central heating and double glazing and offers a first time buyer or couple a perfect property and subject to necessary permissions may even have scope for extending.

The lounge offers lovely bright space with inset fitted electric fire with feature fire surround and stairs to the first floor. The kitchen is a modern style with fitted oven, fridge freezer and space for washing machine.

The first floor double bedroom is a nice size with plenty of room for furniture and there are fitted mirrored wardrobes for storage. The sizeable bathroom is fitted with a three piece suite with roll top bath with shower over, WC and wash hand basin. The added advantage is the boarded loft area ideal for storage and is accessed from the landing by a pull down ladder.

Externally there is a lawn garden with fenced boundaries and private parking space and timber shed/workshop. This is a must see property with surprisingly spacious rooms. Call to book your viewing today.

## Features

• IMMACULATELY PRESENTED ONE BEDROOM PROPERTY • SPACIOUS AND BRIGHT LOUNGE • FITTED KITCHEN • SPACIOUS DOUBLE BEDROOM WITH FITTED WARDROBES • GOOD SIZED BATHROOM WITH ROLL TOP BATH • REAR ENCLOSED LAWN GARDEN • PRIVATE PARKING AND TIMBER SHED • LOFT STORAGE WITH PULL DOWN LADDER • CENTRALLY HEATED AND DOUBLE GLAZED • NICE QUIET LOCATION ON THE EDGE OF THE CITY