

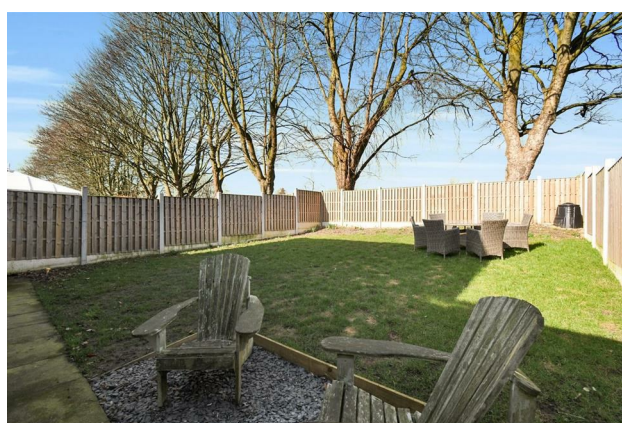
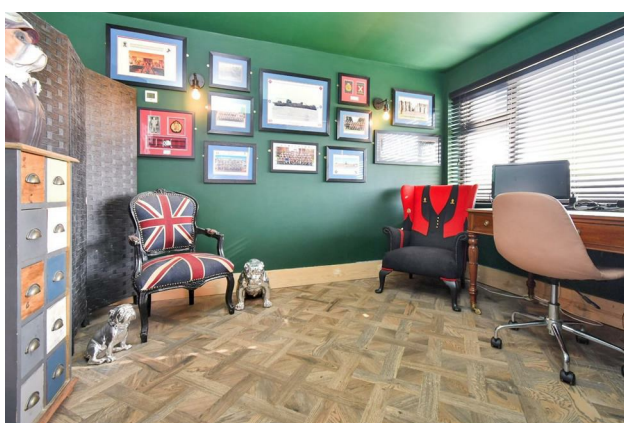
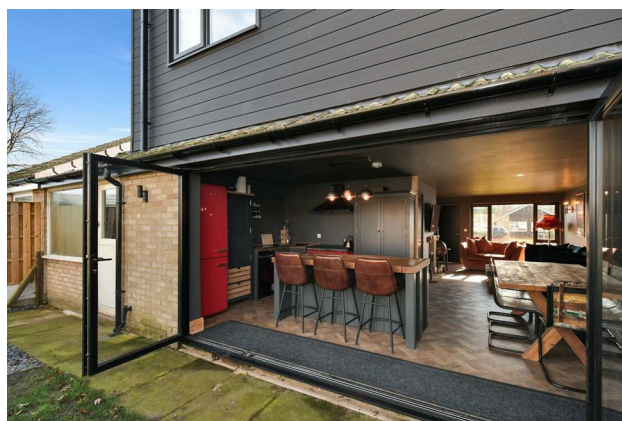
HUNTERS[®]

HERE TO GET *you* THERE

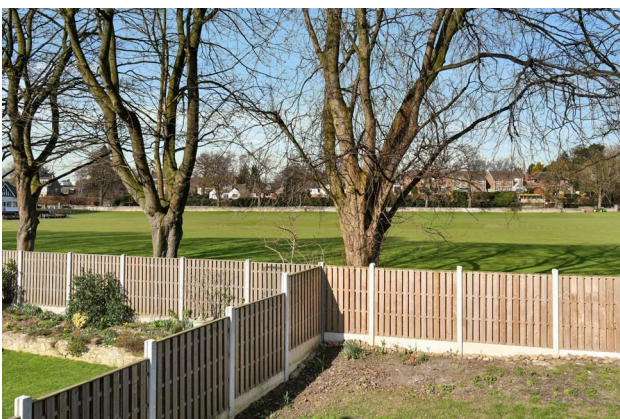
13 Mallorie Close, Ripon, North Yorkshire, HG4 2QE

Asking Price £425,000

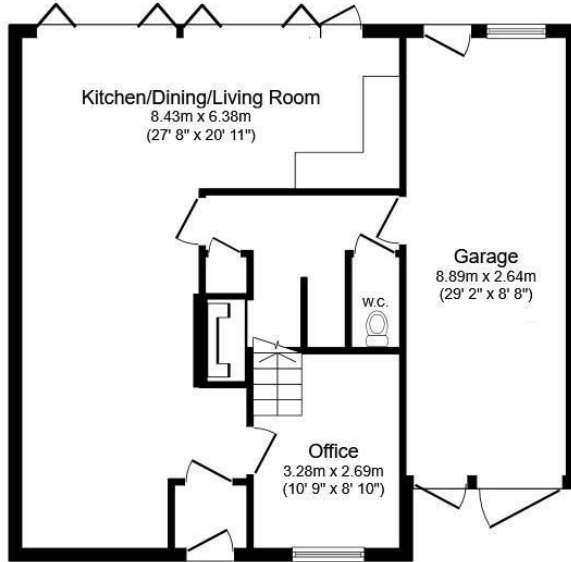
Property Images



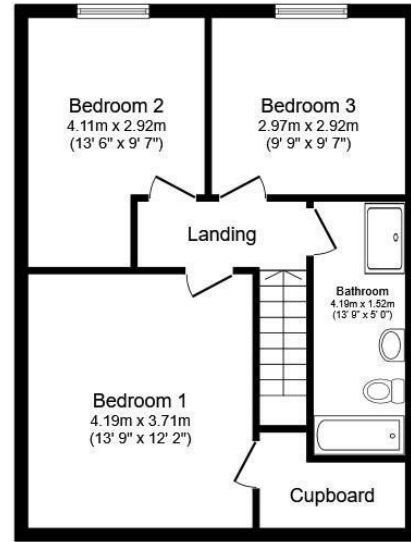
Property Images



Floorplan



Ground Floor
Floor area 71.9 sq.m. (774 sq.ft.)



First Floor
Floor area 52.3 sq.m. (563 sq.ft.)

TOTAL: 124.2 sq.m. (1,337 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 - Detached Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Freehold

Summary

Stunning Three Bedroom Link Detached Home – Beautifully Renovated & Extended

Welcome to this exceptional three double bedroom link detached home, meticulously renovated and extended to offer contemporary living at its finest. This stunning property seamlessly blends modern style with practical design, creating a truly unique and inviting space.

As you step into the entrance porch, you are welcomed into a beautifully presented lounge, setting the tone for the rest of the home, open into the heart of the property which is the impressive open plan kitchen diner, featuring a charming log burning effect gas stove and bi-folding doors that open onto the rear garden, perfect for indoor-outdoor living. Additionally, a separate office/sitting room provides versatility for home working or relaxation. A utility room with a downstairs WC offers convenience and also provides internal access to the garage.

Upstairs, the first floor boasts three generously sized double bedrooms, all thoughtfully decorated to a high standard. The stylish house bathroom is a true showpiece, featuring both a bath and a separate shower, adding a touch of luxury.

Externally, the property continues to impress. The enclosed rear garden, laid mainly to lawn, enjoys a private outlook, backing onto the cricket ground. To the front, a well maintained garden, alongside a spacious driveway, provides off street parking for multiple vehicles, complemented by a garage for additional storage or parking.

Features

• UPGRADED AND EXTENDED DETACHED HOUSE • THREE DOUBLE BEDROOMS • STUNNING THROUGHOUT • HOUSE BATH AND SHOWER ROOM • OPEN PLAN LIVING KITCHEN DINING ROOM • OFFICE/SITTING ROOM • UTILITY AND DOWNSTAIRS WC • ENCLOSED REAR GARDEN BACKING ONTO THE CRICKET GROUND • LARGE GARAGE • DRIVEWAY