

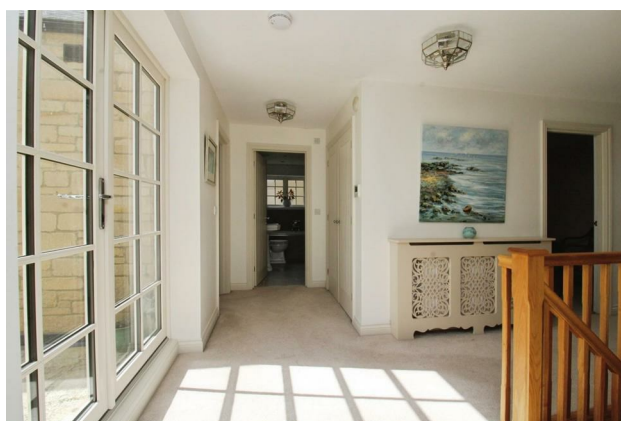
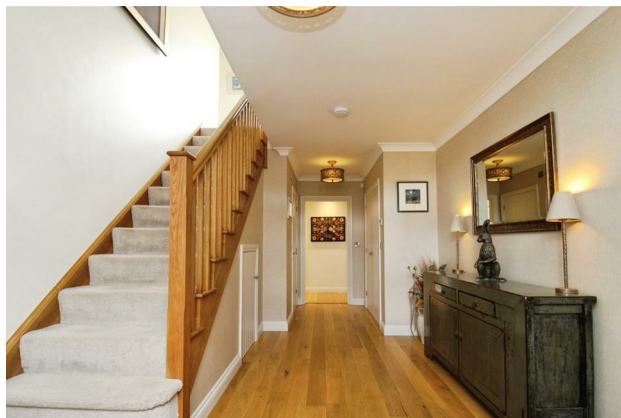
# HUNTERS®

HERE TO GET *you* THERE

**Cloverdale Mickley, Ripon, North Yorkshire, HG4 3JE**

**Asking Price £800,000**

**Property Images**





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images





## Property Images

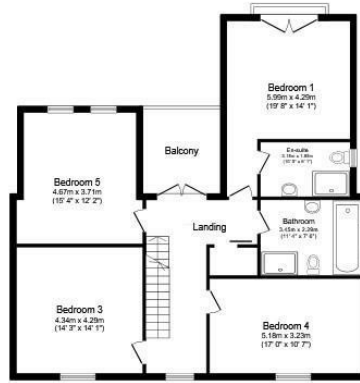


# HUNTERS®

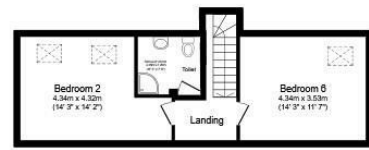
HERE TO GET *you* THERE



**Ground Floor**  
Floor area 114.9 sq.m. (1,237 sq.ft.)



**First Floor**  
Floor area 105.9 sq.m. (1,140 sq.ft.)



**Second Floor**  
Floor area 42.2 sq.m. (455 sq.ft.)

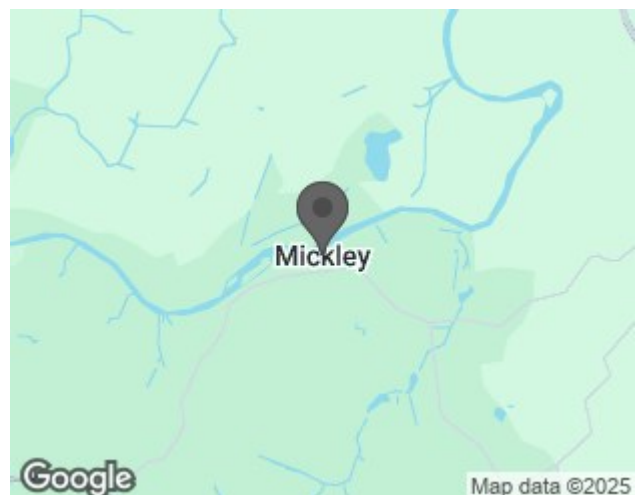
Total floor area: 263.1 sq.m. (2,832 sq.ft.)

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](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>	89	
(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: 6 Bathrooms: 3 Receptions: 3 Tenure: Freehold



## Summary

Nestled in the heart of the highly sought after and picturesque village of Mickley, this stunning six double bedroom detached residence offers spacious and versatile living accommodation, ideal for the modern family. Built circa 2017, the property combines contemporary design with an enviable plot and charming village surroundings.

Upon entering, you are greeted by an inviting entrance hall leading to a generous lounge, a formal dining room, and a versatile family room, which features patio doors opening out to the delightful rear garden. The heart of the home is the high specification dining kitchen, beautifully appointed with integrated appliances, AGA, a kitchen island, and ample space for entertaining. A separate utility room and ground floor WC complete the ground floor.

To the first floor there is a beautiful balcony leading from the landing overlooking the garden and boasting far reaching views towards the countryside. Four well proportioned double bedrooms, including the elegant master suite, which benefits from a stylish en-suite shower room. A contemporary house bathroom serves the remaining bedrooms on this floor. The second floor hosts two further spacious double bedrooms, which share a modern shower room, providing ideal accommodation for guests or growing families.

Externally, the property is set within a particularly generous plot, with south facing walled gardens laid mainly to lawn, a substantial paved patio area perfect for outdoor dining, and a charming large pond. The front aspect boasts a gavelled driveway accessed via double gates, offering off street parking for multiple vehicles.

This exceptional home must be viewed to fully appreciate the quality, space, and tranquil setting on offer.

## Features

• STUNNING DETACHED HOUSE • SIX DOUBLE BEDROOMS • MASTER EN SUITE • TWO FURTHER BATHROOMS • THREE RECEPTION ROOMS • DINING KITCHEN • UTILITY ROOM • DOWNSTAIRS WC • LARGE SURROUNDING GARDENS WITH OVERLOOKING BALCONY • DOUBLE DETACHED GARAGE AND PARKING FOR MULTIPLE VEHICLES