

# HUNTERS®

HERE TO GET *you* THERE

15 Elm Road, Ripon, HG4 2PE

Guide Price £187,500

Property Images





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## Property Images



## Floorplan



Total Area: 75.0 m<sup>2</sup> ... 807 ft<sup>2</sup> (excluding store)  
 All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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: 3 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

A three bedroom end of terrace house, fitted kitchen, lounge, ground floor WC rear yard and useful store to the rear and potential off street parking to the front.

Entrance hall with stairs to the first floor, lounge with large window to the front, fitted dining kitchen with plenty of room for a table, ground floor WC to the rear, three bedrooms, and a house bathroom.

This property benefits from a new boiler fitted 18 months ago and has had some improvements throughout but could benefit from some further improvements to your own tastes.

Externally there are low maintenance paved gardens to three sides, with a garden shed and a brick built storage shed, which has power and houses the boiler.

## Features

• END OF TERRACE HOUSE • LOUNGE • DINING KITCHEN • GROUND FLOOR WC • REAR STORE • THREE BEDROOMS • BATHROOM • LOW MAINTENANCE PAVED GARDENS • NEW BOILER 18 MONTHS AGO • CENTRAL HEATED AND DOUBLE GLAZED