

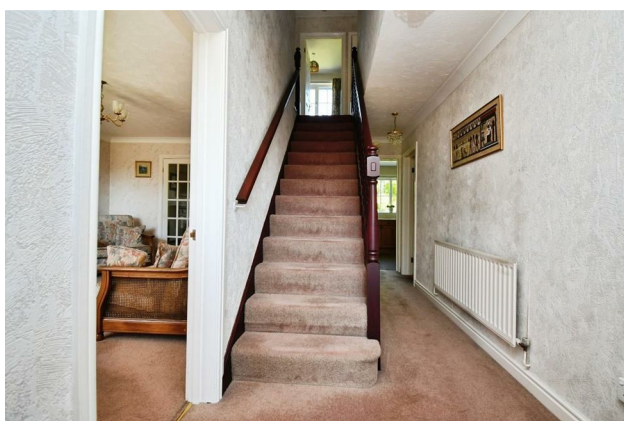
HUNTERS®

HERE TO GET *you* THERE

8 Kirkby Close, Ripon, HG4 2DS

Asking Price £425,000

Property Images



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Property Images

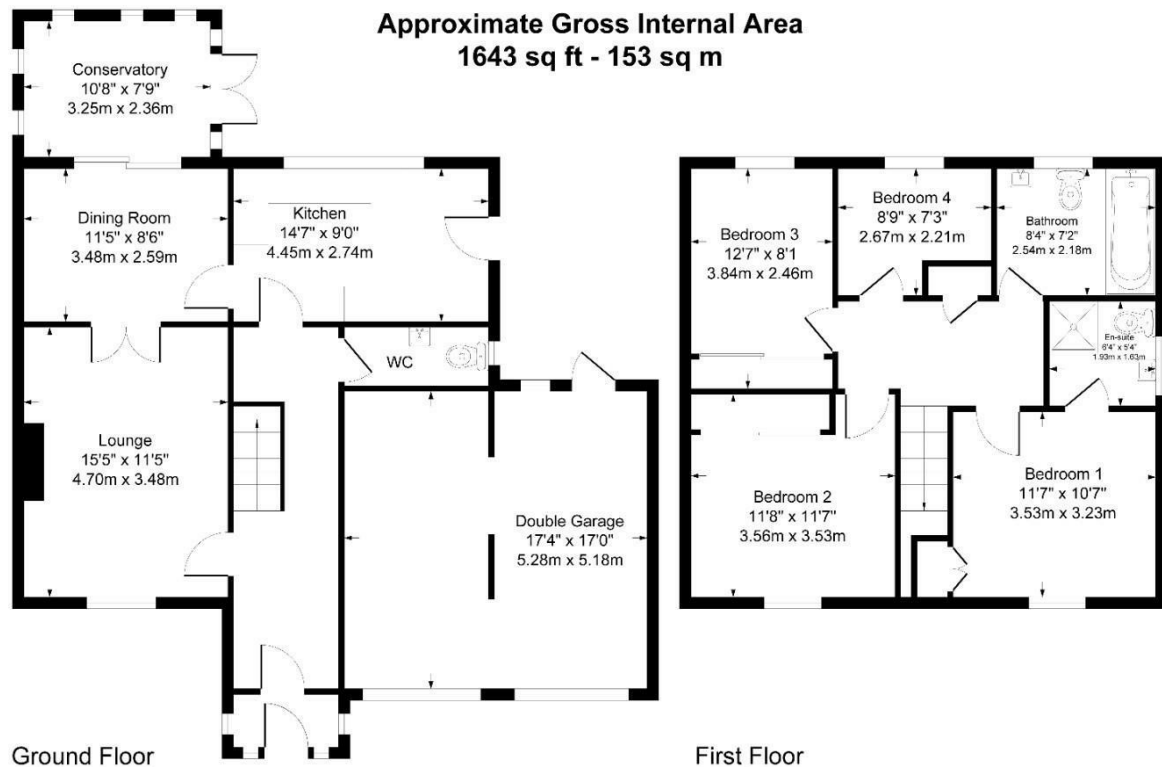


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Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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 - Detached Beds: 4 Bathrooms: 2 Reception: 2 Tenure: Freehold

Summary

Situated in a quiet cul-de-sac within the highly sought after Ripon Grammar School catchment area, this four bedroom detached home presents a wonderful opportunity for families looking to create their ideal forever home. Lovingly maintained over the years, the property would now benefit from a degree of modernisation, allowing its next owners to add their own stamp.

The accommodation begins with an entrance porch, leading into a welcoming hallway. The spacious lounge features an attractive living flame gas fire, creating a cosy focal point. A separate dining room offers direct access to the conservatory via sliding doors, with views and access to the enclosed rear garden — ideal for both everyday living and entertaining.

The well proportioned dining kitchen provides ample space for family meals, and a convenient downstairs WC completes the ground floor.

To the first floor are four bedrooms, three of which benefit from fitted wardrobes. The master bedroom boasts an en suite shower room for added convenience. A pull down ladder on the landing provides access to the loft space.

Externally, the property is complemented by well maintained front and rear gardens, laid mainly to lawn. The rear garden is fully enclosed and features a garden shed and fruit trees, offering a private and peaceful outdoor space for all the family to enjoy.

To the front, a double garage which is accessible from both the front and rear, provides excellent storage or potential for additional uses. A private driveway offers off street parking for two vehicles.

This well cared for home offers fantastic potential in a desirable and family friendly location. Early viewing is highly recommended.

Features

• DETACHED HOUSE • CUL DE SAC LOCATION • FOUR BEDROOMS • MASTER EN SUITE SHOWER ROOM • HOUSE BATHROOM • TWO RECEPTION ROOMS & CONSERVATORY • DINING KITCHEN • DOWNSTAIRS WC • GARDENS • DRIVEWAY & DOUBLE GARAGE