

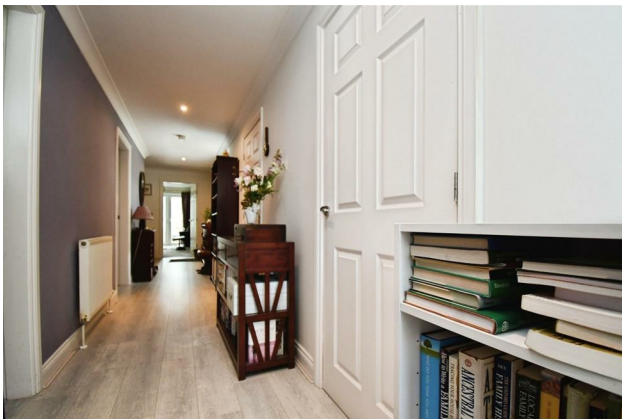
HUNTERS®

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26 Lark Lane, Ripon, HG4 2HW

Asking Price £375,000

Property Images



Property Images



Floorplan



Total floor area: 133.4 sq.m. (1,436 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		
(81-91) B		
(69-80) C		
(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: 1 Reception: 1 Tenure: Freehold

Summary

A Modern and Versatile Detached Home in an Ideal Location for Ripon Grammar School

Situated in a sought after location within easy reach of Ripon Grammar School, this attractive three/four bedroom detached home offers spacious and flexible accommodation, ideal for family living.

Built in 2008/2009, the property enjoys a contemporary layout with well-appointed interiors throughout. The ground floor comprises a welcoming entrance hall, a modern dining kitchen fitted with a built in hob and oven, double sink, and ample space for family dining, alongside a separate utility room and convenient downstairs WC. The lounge is a bright space, benefitting from double patio doors leading out to the rear garden, as well as an additional set of doors opening into the conservatory – a perfect spot to relax and enjoy views of the garden year round. A separate study provides an ideal work-from-home space and could also serve as a fourth bedroom if desired.

To the first floor, the property offers three further bedrooms, including a generous master bedroom with ensuite shower room. A well appointed house bathroom and substantial eaves storage complete the upper level.

Externally, the property sits within gardens to all sides, featuring a lawned area, paved patio ideal for outdoor dining, a greenhouse, and a garage with parking in front. The home also benefits from solar panels, adding to its energy efficiency.

This superb home combines modern living with a convenient location, making it a must see for families looking to settle in the area.

Features

• MODERN DETACHED HOUSE • THREE/FOUR BEDROOMS • MASTER EN SUITE
SHOWER ROOM • HOUSE BATHROOM • DINING KITCHEN • UTILITY ROOM &
DOWNSTAIRS WC • LOUNGE • STUDY/BEDROOMS FOUR - GROUND
FLOOR • CONSERVATORY • GARDENS DRIVEWAY & GARAGE