

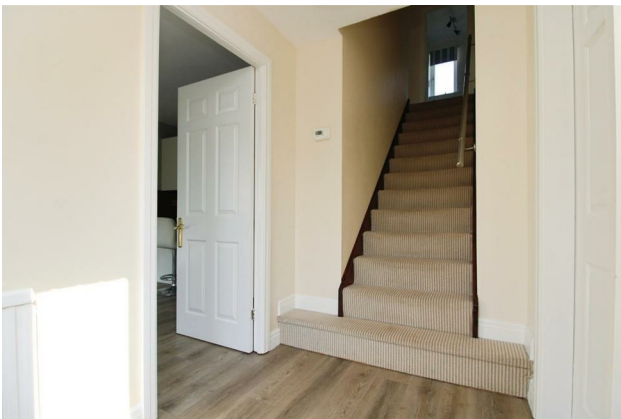
# HUNTERS®

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**31 Kings Mead, Ripon, HG4 1EJ**

**Guide Price £475,000**

**Property Images**

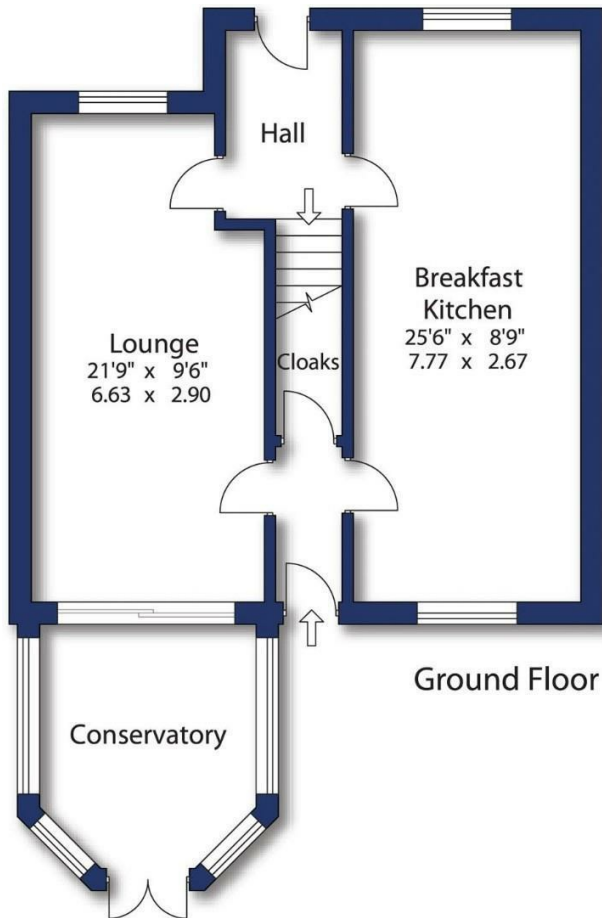




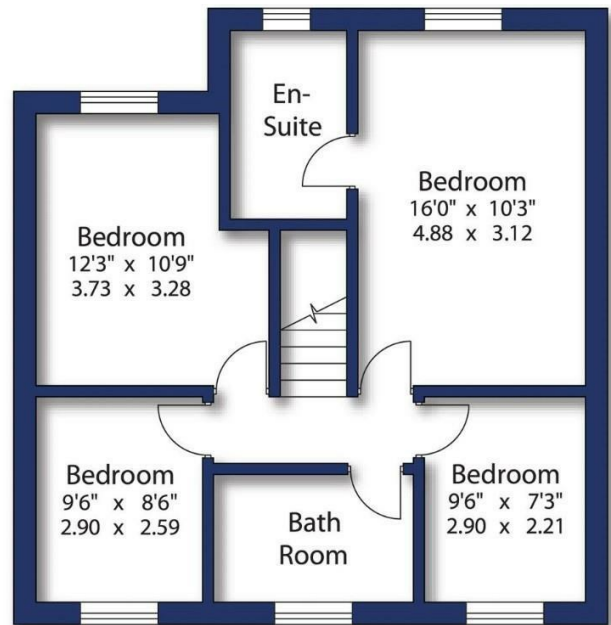
## Property Images



## Floorplan



Ground Floor

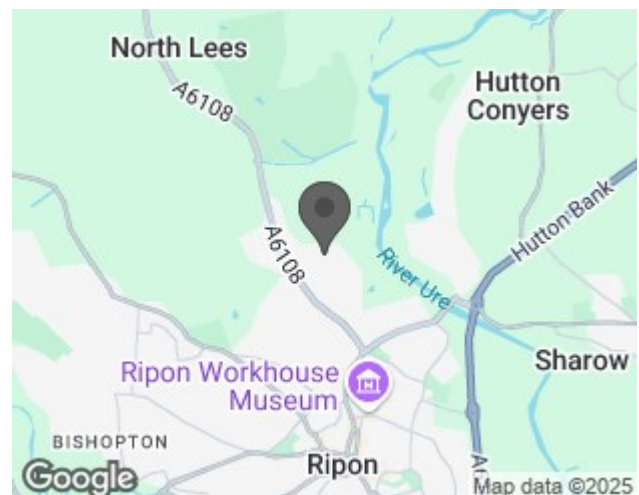


First Floor

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

A four bedroom detached family home offering spacious and well planned accommodation with enclosed rear garden, parking for multiple vehicles and a double garage with power. all set in this popular development on the edge of the city.

Comprising entrance hallway with stairs to the first floor, modern fitted dining kitchen with Bosch appliances, induction hob, dishwasher, washing machine and fridge freezer there is also a breakfast bar and plenty of space for a dining table. There is a ground floor WC and rear access to the garden from the rear hall. The lounge is a good size and offers a lovely bright space which leads to a conservatory which over looks the garden.

To the first floor are four bedrooms the master has a modern en-suite, with a separate house bathroom.

Externally there is a rear lawn garden area with views over to the fields behind, a decked sitting area and extensive paving providing ample parking for multiple vehicles with a double garage.

The property has potential to extending subject to necessary permissions and other properties in the area have already done so.

The property comes with central heating and double glazing and must be view to appreciate the lovely quiet position on the edge of the city.

## Features

• FOUR BEDROOM DETACHED FAMILY HOME • SPACIOUS LOUNGE • MODERN FITTED DINING KITCHEN • CONSERVATORY • MASTER BEDROOM WITH EN-SUITE • HOUSE BATHROOM • REAR ENCLOSED LAWN GARDEN • AMPLE PARKING FOR MULTIPLE VEHICLES • DOUBLE GARAGE • DOUBLE GLAZED AND CENTRALLY HEATED