

HUNTERS®

HERE TO GET *you* THERE

1 Doublegates Close, Ripon, HG4 2TU

Asking Price £450,000

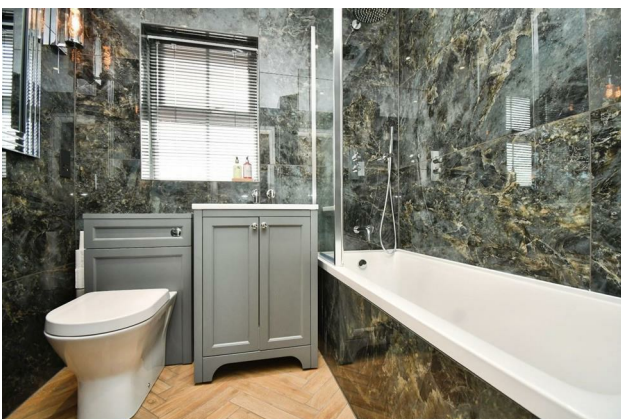
Property Images



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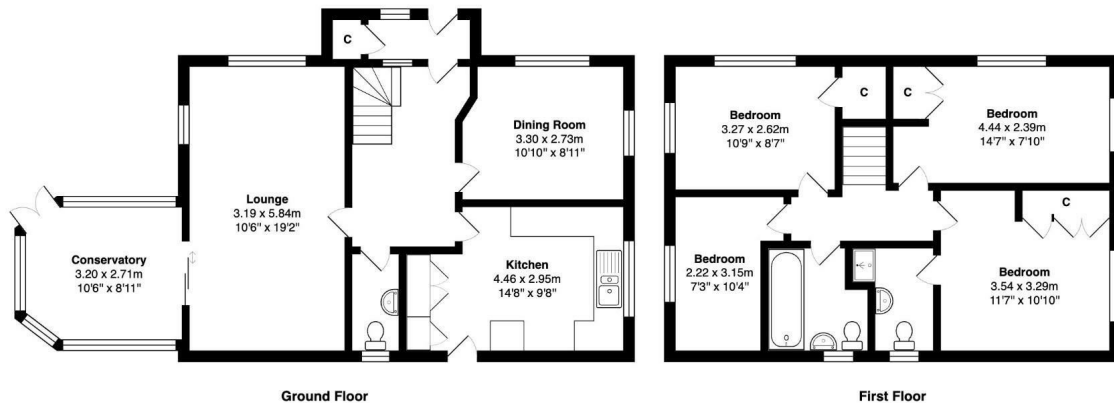


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Total Area: 115.7 m² ... 1245 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	83
(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: 2 Receptions: 2 Tenure: Freehold

Summary

Located in a highly sought after position ideal for access to Ripon Grammar School, this beautifully presented four bedroom detached home offers generous, stylish accommodation perfect for family living. Set at the entrance to a peaceful cul-de-sac, the property is in excellent condition throughout and boasts a wealth of quality features.

Upon entering, through a porch with built in storage cupboard, ideal for coats and shoes, you are welcomed by a spacious entrance hall leading to a well-proportioned dining room with dual aspect windows, and a bright, comfortable lounge featuring a solid marble fireplace with a living flame gas fire. Both reception rooms and the entrance hall benefit from luxurious engineered walnut flooring. A downstairs WC fitted with Amtico flooring adds convenience, while the conservatory offers a tranquil space with views over the rear garden.

The kitchen is thoughtfully designed with integrated appliances, space for a Range-style cooker, sleek Silestone worktops, Amtico flooring and a cupboard housing a new combi gas boiler installed September 2024 – ideal for modern day living and entertaining.

To the first floor, there are four bedrooms, two of which enjoy dual aspect windows and fitted wardrobes. The principal bedroom boasts a recently installed and beautifully appointed ensuite shower room. A further brand new, never used house bathroom, finished in stylish herringbone tiling, completes the upstairs accommodation.

Externally, the property enjoys a well maintained garden mainly laid to lawn, with a paved patio area and a 5m x 3m solid oak framed gazebo with cedar wood shingle roof and porcelain oak design pavers, providing a delightful sheltered living space. A driveway offers off street parking and access to a garage benefitting from an up and over door, light and power.

This is a truly superb family home in an excellent location – early viewing is highly recommended.

Features

- MODERN DETACHED HOUSE • FOUR BEDROOMS • MASTER ENSUITE SHOWER ROOM • HOUSE BATHROOM • TWO RECEPTION ROOMS • KITCHEN • CONSERVATORY • DOWNSTAIRS WC • GARDENS • DRIVEWAY AND GARAGE