

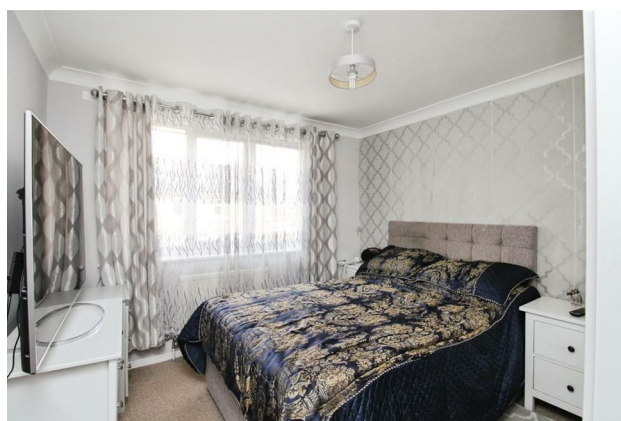
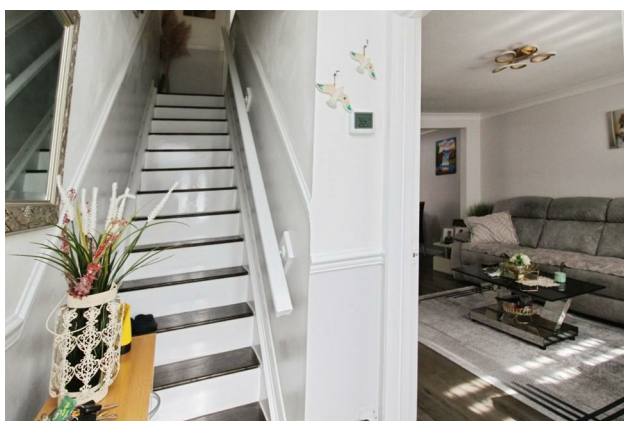
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2 Bondgate Green Close, Ripon, HG4 1QX

Guide Price £275,000

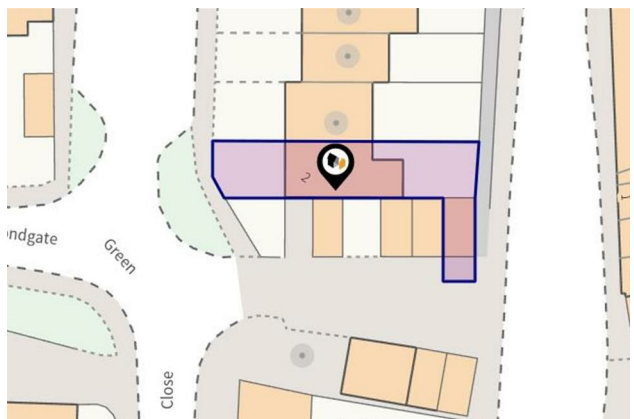
Property Images



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Floorplan



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)

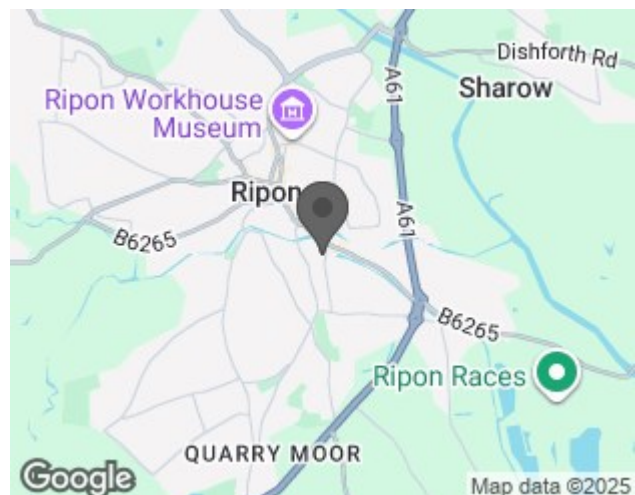
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

2 Bondgate Green Close, RIPON

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

This delightful end terrace house offers a perfect blend of modern living and traditional appeal. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The inviting lounge provides a comfortable area for relaxation, while the contemporary dining kitchen is perfect for entertaining guests or enjoying family meals.

A conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors which also incorporates a utility area which adds practicality to daily life, ensuring that chores are easily managed.

The first floor has two double bedrooms and a modern shower room is stylish and functional, catering to the needs of a busy household. To the third floor is a further double bedroom with eaves storage and views towards the cathedral.

Externally the property boasts gardens to both the front and rear, providing a tranquil setting for outdoor activities or simply enjoying the fresh air. A single garage benefits from direct access from the rear garden adds convenience, offering secure storage or parking options.

This home benefits from central heating powered by a modern boiler and double glazing throughout, ensuring warmth and energy efficiency. Additionally, residents can enjoy stunning views of the cathedral, enhancing the overall charm of the location.

Situated within walking distance to Ripon city centre, this property offers easy access to a variety of shops, cafes, and local amenities, making it an ideal choice for those who appreciate both comfort and convenience. This end terrace house is a wonderful opportunity for anyone looking to settle in a vibrant community with a rich history.

Features

• EXTENDED THREE DOUBLE BEDROOM END TERRACED • SPACIOUS LOUNGE WITH LARGE WINDOW TO THE FRONT • SMART MODERN FITTED DINING KITCHEN • REAR CONSERVATORY/ UTILITY • MODERN HOUSE SHOWER ROOM • CENTRALLY HEATED WITH MODERN BOILER • DOUBLE GLAZING • SINGLE GARAGE WITH DIRECT ACCESS FROM THE REAR GARDEN • EASY MAINTENANCE REAR GARDEN • WALKING DISTANCE TO CITY CENTRE AND LOCAL AMENITIES