

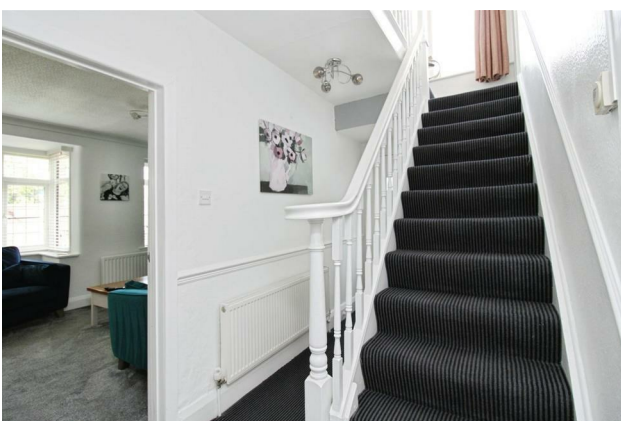
# HUNTERS®

HERE TO GET *you* THERE

**Moorlands Studley Road, Ripon, HG4 2QH**

**Guide Price £499,950**

**Property Images**





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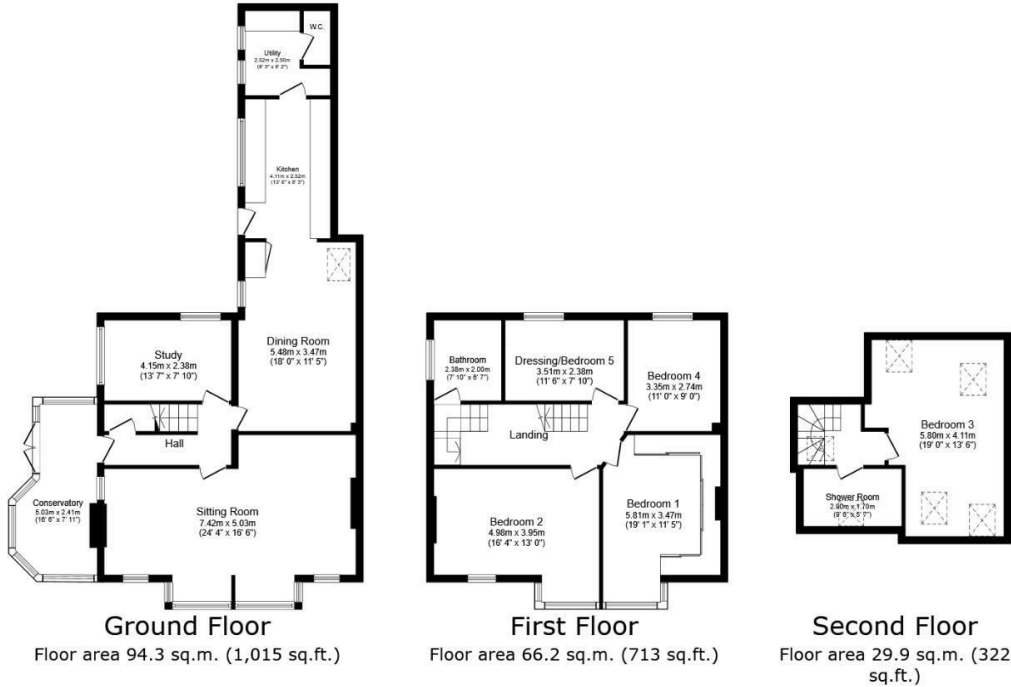
## Property Images



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## Floorplan



Total floor area: 190.5 sq.m. (2,050 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](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	71	80

## Map



## Details

Type: House - Semi-Detached Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

NO CHAIN - Nestled on the desirable Studley Road in Ripon, this substantial and thoughtfully reconfigured semi-detached house presents an exceptional opportunity for family living. Boasting three reception rooms, four/five bedrooms with enclosed relatively private gardens to three sides which is designed to cater to the needs of contemporary life while offering a touch of elegance.

Upon entering, you are greeted by a bright and spacious lounge, enhanced by two large windows that flood the room with natural light. The inviting dining room, conveniently located adjacent to the open-plan kitchen area, creates a perfect setting for family meals and entertaining guests. The ground floor also features a separate office space, conservatory entrance, a separate utility room and a convenient WC, adding to the practicality of the home.

The first floor comprises three generous double bedrooms, alongside a smaller single room that could serve as a dressing room or, with the necessary consents, be transformed into an additional shower room. Completing this level is a modern house bathroom, ensuring ample facilities for the household.

## Features

• FOUR/FIVE BEDROOM EXTENDED AND SPACIOUS SEMI DETACHED FAMILY HOME • THREE RECEPTION ROOMS • FITTED MODERN KITCHEN WITH SEPARATE UTILITY • GROUND FLOOR WC • MODERN HOUSE BATHROOM • SURROUNDING MATURE GARDENS IDEAL FOR ENTERTAINING • CENTRALLY HEATED • OFFERING POTENTIAL TO IMPROVE AND RECONFIGURE TO YOUR FAMILY NEEDS • PRIVATE PARKING FOR MULTIPLE VEHICLES • SOUGHT AFTER LOCATION