

# HUNTERS®

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**17 Doublegates Court, Ripon, HG4 2TT**

**Asking Price £220,000**

**Property Images**



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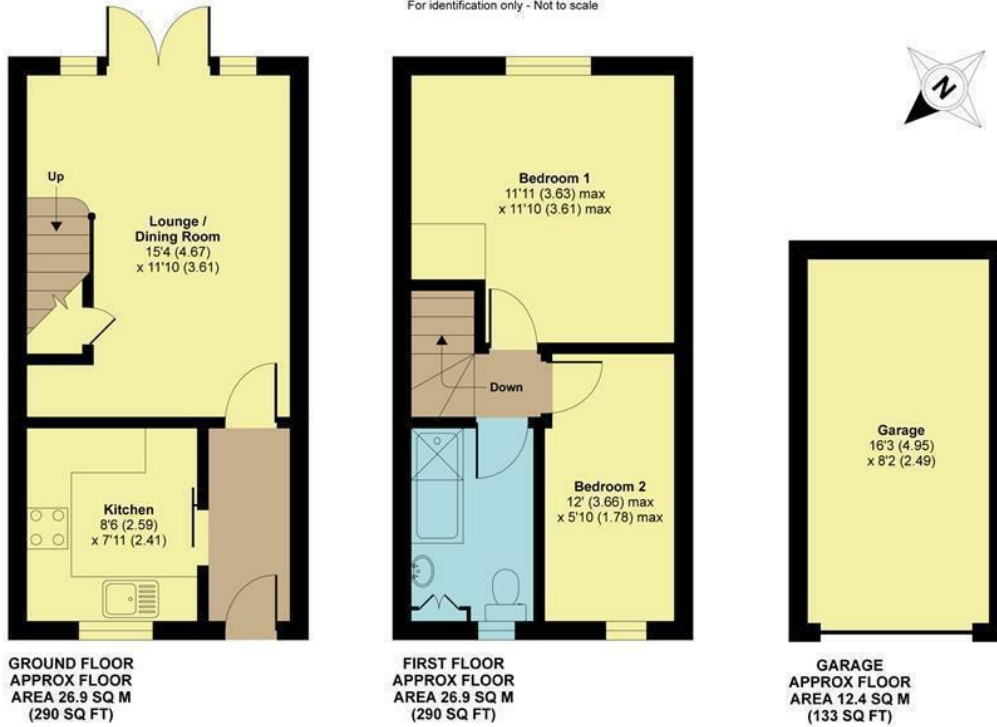
Property Images

## Floorplan

### Doublegates Court, Ripon, HG4

Approximate Area = 713 sq ft / 66.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Hunters Property Group. REF: 596441

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(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		

## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

A nicely presented two bedroom mid terrace property, with a lounge/ dining room, kitchen, bathroom, rear enclosed garden and single garage all set in a small cul de sac of similar properties.

Comprising; entrance hall, fitted modern kitchen with built in oven and hob and space for further appliances. The lounge dining room is an open space with a built in storage cupboard, stairs to the first floor and rear doors that open to the garden.

To the first floor are two bedrooms the master bedroom with built in wardrobes and there is a modern house bathroom with three piece suite and a wider shower end to the bath.

Externally there is an enclosed rear garden laid to lawn with patio area and timber shed to the front is access to the single garage and a driveway providing off street parking.

Set in a quiet cul de sac location this is an ideal first time buyer property and must be viewed to appreciate.

## Features

• LOUNGE/DINING ROOM • MODERN FITTED KITCHEN • MODERN BATHROOM • ENCLOSED REAR GARDEN • SINGLE GARAGE • CENTRALLY HEATED AND DOUBLE GLAZED • TWO BEDROOMS • OFF STREET PARKING • EPC C