

# HUNTERS®

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**4 Orchard Close, Sharow, Ripon, HG4 5BE**

**Offers In The Region Of £415,000**

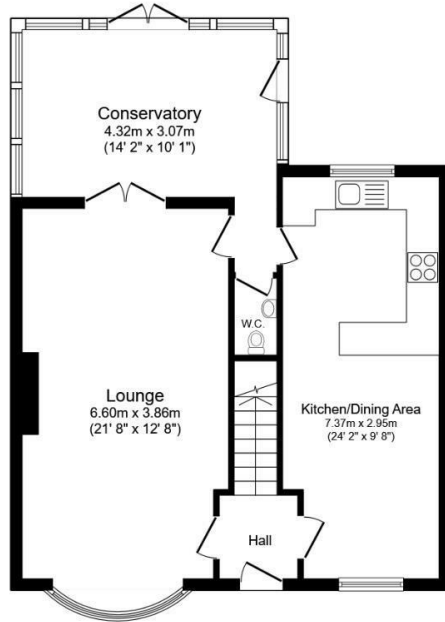
**Property Images**



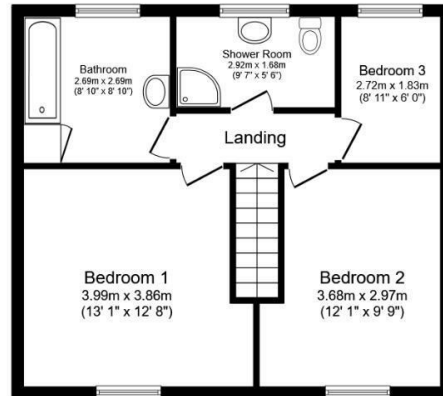
## Property Images



## Floorplan



**Ground Floor**  
Floor area 70.0 sq.m. (754 sq.ft.)



**First Floor**  
Floor area 51.9 sq.m. (559 sq.ft.)

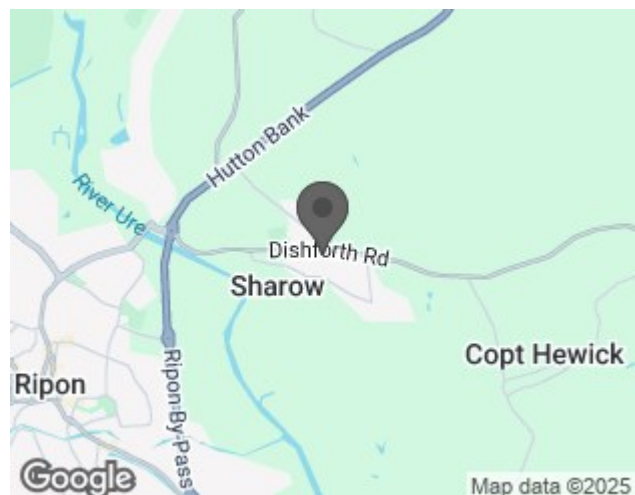
Total floor area: 121.9 sq.m. (1,312 sq.ft.)

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 |                         |           |
|                                             | 67                      | 81        |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Nestled in the charming area of Orchard Close, Sharow, Ripon, this delightful detached family home offers a perfect blend of comfort and modern living. With spacious lounge and dining kitchen ground floor WC and large conservatory, rear enclosed low maintenance garden, large garage and parking for multiple vehicles.

The heart of the home is undoubtedly the fitted modern dining kitchen, which provides an ideal space for family meals and entertaining guests. The inviting lounge offers a warm and welcoming atmosphere, perfect for relaxation after a long day this room leads to the delightful rear conservatory which is a lovely place to relax and enjoy the garden, Additionally, the ground floor features a convenient WC, enhancing the practicality of the layout.

To the first floor are three bedrooms, two double and one single, A house bathroom and a further larger bathroom (formally a bedroom) which could be returned to a bedroom if required.

The enclosed rear garden is a wonderful outdoor retreat, providing a safe and private area for children to play or for hosting summer gatherings with low maintenance artificial grass and planted borders with patio seating area and storage area behind the garage ideal for potting storage.

Parking is a breeze with space for up to four vehicles, complemented by a large garage equipped with power, making it suitable for various uses, whether for storage or as a workshop.

Double glazing and central heating throughout ensures a warm and comfortable home. If you are seeking a family home in a peaceful yet accessible location to Ripon city this is it.

## Features

• THREE BEDROOM (FORMALLY FOUR) DETACHED FAMILY HOME • SPACIOUS LOUNGE • FITTED DINING KITCHEN • LOVELY REAR CONSERVATORY • HOUSE SHOWER ROOM AND SEPARATE HOUSE BATHROOM (FORMALLY A BEDROOM) • LARGE DETACHED GARAGE • EXTENSIVE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES • LOVELY REAR LOW MAINTENANCE GARDEN TO THE REAR • CENTRALLY HEATED AND DOUBLE GLAZED • NICE VILLAGE LOCATION ON THE EDGE OF RIPON CITY CENTRE