

# HUNTERS®

HERE TO GET *you* THERE

19 Lark Hill Crescent, Ripon, HG4 2HN

Offers Over £475,000

Property Images



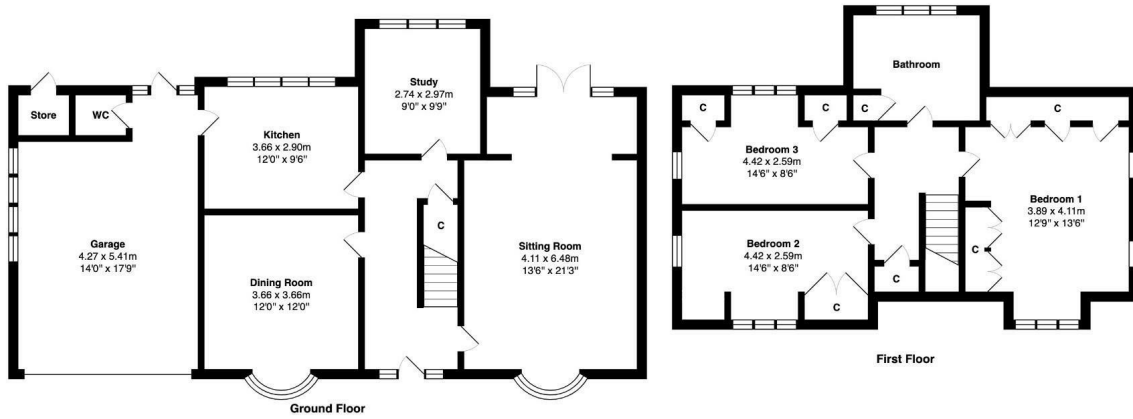
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## Property Images



## Floorplan



Total Area: 161.2 m<sup>2</sup> ... 1735 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 3 Tenure: Freehold

## Summary

Welcome to this exquisite detached house nestled in a serene cul-de-sac on the sought-after North side of Ripon, boasting proximity to esteemed schools. As you step into the property, you are greeted by an inviting entrance hall adorned with timeless solid wood flooring, setting the tone for the elegance that awaits within.

The spacious lounge exudes warmth and comfort, featuring a charming living flame gas fire, perfect for cozy evenings spent with loved ones. Adjacent is the inviting dining room, offering an ideal space for entertaining guests or enjoying family meals together.

For those who require a dedicated workspace, the study presents itself as an inspiring haven with picturesque views of the lush garden, fostering productivity in a tranquil setting. The breakfast kitchen is equipped with built-in appliances and a convenient breakfast bar, with access to the garage and WC.

Ascending to the first floor, you'll discover a generously sized house bathroom and three bedrooms, each adorned with under eaves storage to maximize space. The master bedroom is a sanctuary of comfort, featuring built-in wardrobes to accommodate your storage needs seamlessly.

Outside, the property unveils its enchanting gardens, both front and rear, with the rear garden boasting remarkable expansiveness. Laid mainly to lawn with tastefully planted beds, it offers a serene retreat for relaxation and outdoor enjoyment. A paved patio area sets the stage for alfresco dining and entertaining, while a summer house provides a charming space for retreat. Additionally, a garden shed and greenhouse cater to the needs of gardening enthusiasts.

Completing this exceptional offering is a driveway providing convenient off-street parking and a double garage/workshop featuring an electric up-and-over door, along with a WC, offering practicality and convenience for modern living.

## Features

• DETACHED HOUSE • CUL DE SAC LOCATION • THREE BEDROOMS • HOUSE BATHROOM • THREE RECEPTION ROOMS • BREAKFAST KITCHEN • DOUBLE GARAGE WITH WC • GARDENS • DRIVEWAY • EPC RATING D