

# HUNTERS®

HERE TO GET *you* THERE

4 Springfield Close, Ripon, North Yorkshire, HG4 2RR

Asking Price £750,000

Property Images



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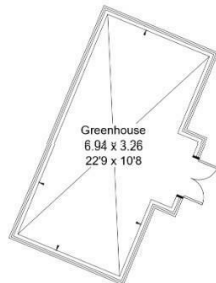
## Property Images



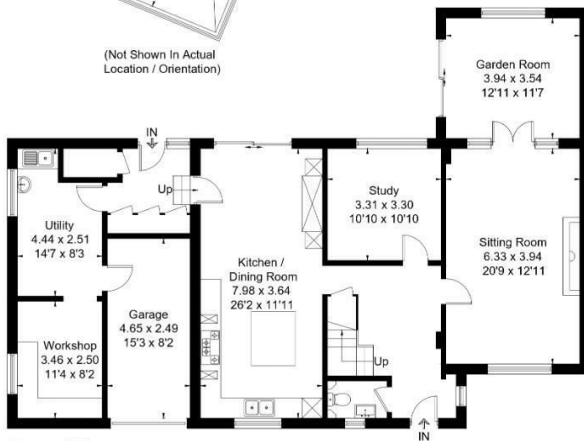
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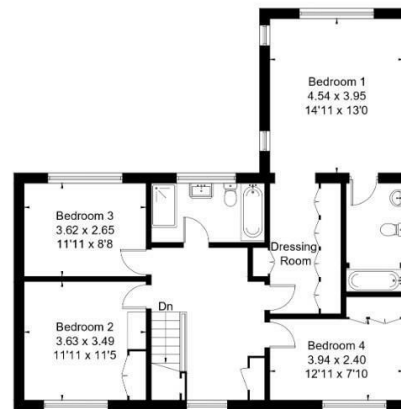
Approximate Floor Area = 232.8 sq m / 2506 sq ft (Including Garage)  
 Outbuilding = 23.9 sq m / 257 sq ft  
 Total = 256.7 sq m / 2763 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

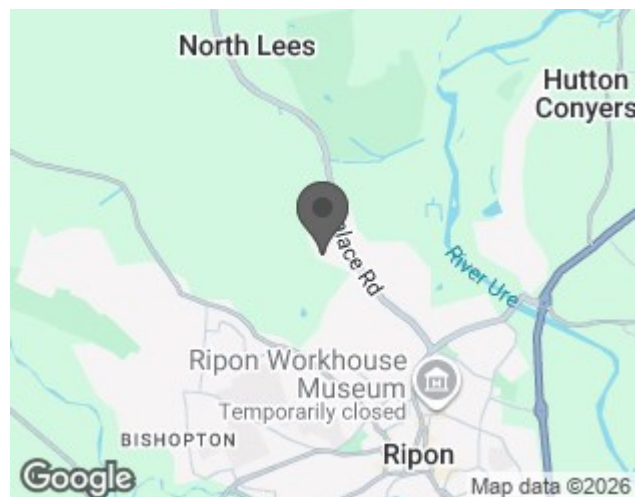


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110372

## 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>		70	77
(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 - Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

LAUNCH VIEWING DATE SAT 11TH JULY – PLEASE CALL TO BOOK YOUR VIEWING

## Features

- FABULOUS AND UNIQUE DETACHED FOUR BEDROOM PROPERTY • THREE RECEPTION ROOMS, LOUNGE, DINING ROOM AND STUDY • BESPOKE SOLID OAK FITTED KITCHEN WITH GRANITE WORKTOPS • GROUND FLOOR WC AND SEPARATE UTILITY ROOM TO REAR OF GARAGE • MASTER BEDROOM WITH DRESSING AREA AND ENSUITE BATHROOM • BRAND NEW FAMILY BATHROOM • AIR SOURCE HEAT PUMP AND SOLAR PANELS • DOUBLE GARAGE WITH PART WORKSHOP AREA • PARKING FOR MULTIPLE VEHICLES • STUNNING MATURE AND EXTENSIVE GARDENS WITH BESPOKE CEDAR WOOD GREENHOUSE AND FIELD VIEWS