

# HUNTERS<sup>®</sup>

## EXCLUSIVE

6 Magdalens Road, Ripon, HG4 1HX

Guide Price £650,000

Property Images

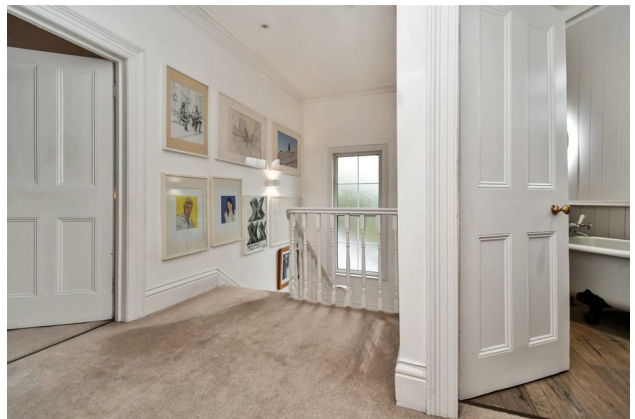




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### Property Images





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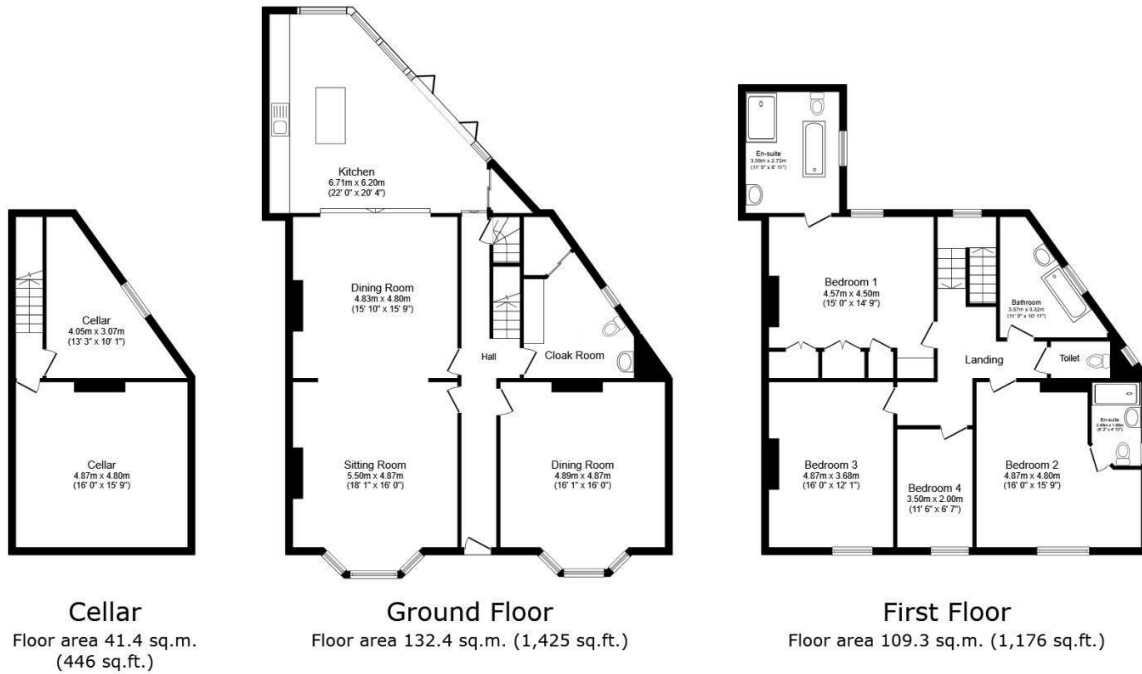
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### Property Images



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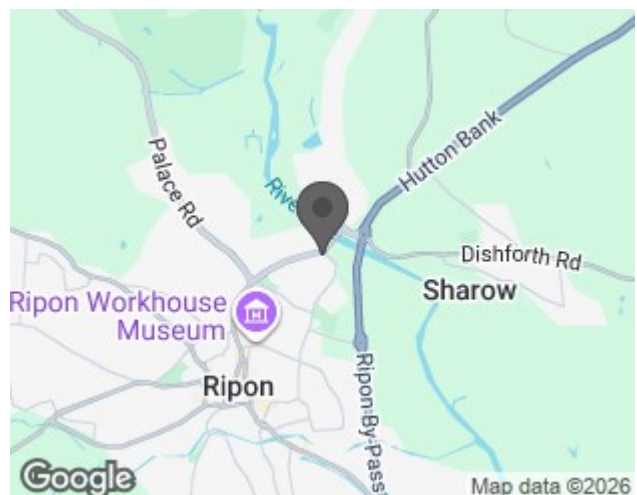
## EXCLUSIVE



### 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>                            |         | 75        |
| (55-68) <b>D</b>                            | 58      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

### Map



### Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 3 Receptions: 3 Tenure: Freehold

## Summary

A lovely double fronted Victorian villa that sits in a beautifully elevated position combining timeless elegance with modern sophistication with spacious interiors, extending to over 2600 sqft, with two reception rooms, with additional dining area, a sleek modern kitchen with bifold doors, a ground floor WC/boot room with ample storage, a useful lower ground floor basement, four bedrooms with two en-suites, a separate house bathroom and an enclosed rear garden. The property offers views towards the river and is conveniently located close to the city centre.

Entering you will be captivated by its grandeur and charm. The spacious reception rooms are perfect for entertaining guests, providing a delightful ambiance with their high ceilings, ornate cornices, period fireplaces and large windows that flood the space with natural light. The architecturally designed contemporary kitchen extension, has been thoughtfully designed to offer both functionality and style with state-of-the-art appliances, ample storage space, and a central island, providing a focal point for culinary endeavours. The full height folding glass doors open up to the rear enclosed garden, creating a seamless indoor-outdoor living experience.

There is a WC/boot room with built in storage and access to a useful cellar to the lower ground floor.

To the first floor are four bedrooms, two of the bedrooms feature en-suite facilities and the master has extensive built in storage all providing luxurious private spaces for relaxation. The house bathroom is fitted with high-quality fixtures and finishes, and serves the remaining bedrooms.

The rear enclosed garden has extensive patio area and lawn, fence and hedge boundaries which provides a serene setting for outdoor activities, gardening, or simply enjoying the space.

Set on the edge of the city within easy access of all amenities and the bypass for those wishing to travel.

## Features

• STUNNING VICTORIAN VILLA • FOUR BEDROOMS TWO WITH EN-SUITE • TWO LARGE RECEPTION ROOMS • SLEEK MODERN KITCHEN EXTENSION • GROUND FLOOR WC AND STORAGE • PERIOD FEATURES THROUGHOUT • USEFUL BASEMENT • REAR ENCLOSED GARDEN • VIEWS TOWARDS THE RIVER • WITHIN EASY REACH OF THE CITY AND RIPON GRAMMAR SCHOOL