

# HUNTERS®

HERE TO GET *you* THERE

14 Claro Road, Ripon, North Yorkshire, HG4 1QB

Asking Price £190,000

Property Images



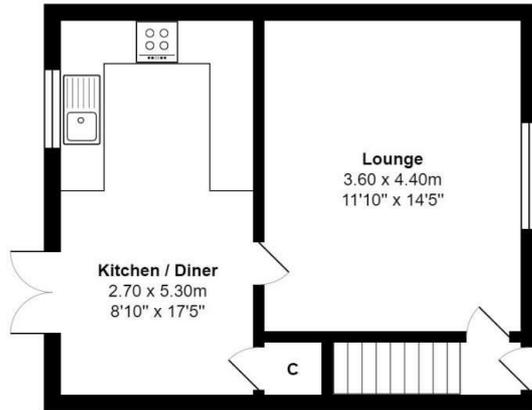
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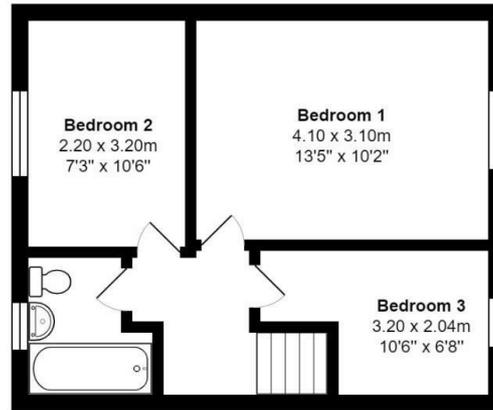
## Property Images



## Floorplan



Ground Floor



First Floor

Total Area: 68.5 m<sup>2</sup> ... 737 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

A fabulous three bedroom terrace property offering modern and spacious interiors, with a dining kitchen, lounge, brand new bathroom, stunning garden space with garden room/office, very useful boarded loft, and parking with eclectic charger.

Comprising entrance hallway with stairs to the first floor. The lounge is a great size with hard flooring and large window to the front. The kitchen is fitted with a good range of modern style units with plenty of work top space built in oven and hob with space for appliances. There is plenty of space for a dining table and there are sliding doors that open to the garden.

To the first floor are three bedrooms, the master bedroom has built in hanging and shelving space. There is a brand new modern bathroom with panelled bath, wash hand vanity unit and WC. To the landing is a pull down ladder which leads to a fabulous boarded loft with velux style window.

Externally there is a stunning enclosed rear garden which is a lovely entertaining area, laid mainly to lawn with planted borders, two decked seating areas, fenced and wall boundaries and a timber insulated summer house/home office with power but could have multiple uses. To the front is a private parking area with a useful store and electric charging point.

Please note this property is part of a builders part exchange scheme.

## Features

• THREE BEDROOMS • MODERN DINING KITCHEN • LOUNGE • USEFUL BOARDED LOFT • BRAND NEW BATHROOM • STUNNING REAR ENCLOSED GARDEN • SUMMER HOUSE/HOME OFFICE • PARKING AND ELECTRIC CHARGING POINT • CENTRALLY HEATED • DOUBLE GLAZED