

# HUNTERS®

HERE TO GET *you* THERE

**1 Willow Close, Ripon, North Yorkshire, HG4 2FA**

**Asking Price £475,000**

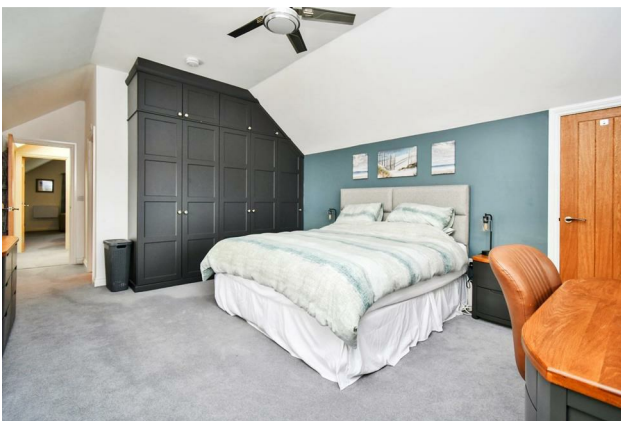
Property Images



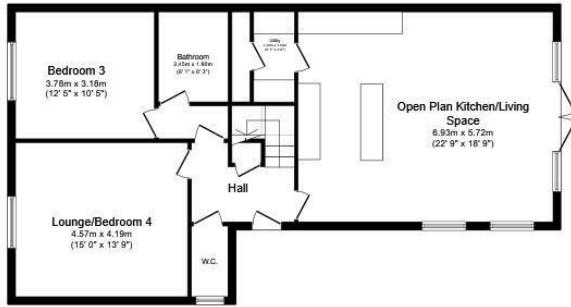
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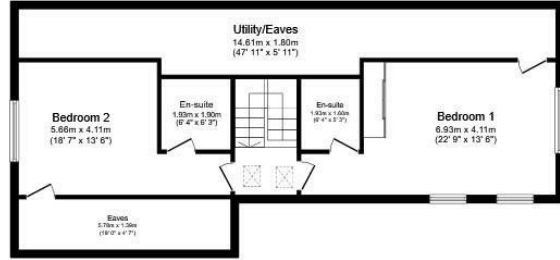
## Property Images



## Floorplan



**Ground Floor**  
Floor area 95.3 sq.m. (1,025 sq.ft.)



**First Floor**  
Floor area 52.5 sq.m. (565 sq.ft.)

Total floor area: 147.7 sq.m. (1,590 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

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	78
(55-68) <b>D</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: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

## Summary

Nestled in this small development close to Ripon city this exquisite detached family home built 2022 which was extensively upgraded from the original specifications with improved fixtures and fittings throughout, offers a perfect blend of modern elegance and flexible living space, with surprisingly spacious accommodation over two floors, with three en-suite bedrooms, a separate ground floor lounge or fourth bedroom, open plan living space, utility, enclosed lawn garden and private parking.

Upon entering, you are greeted by a lovely open-plan living kitchen that boasts a streamlined design with breakfast bar seamlessly connecting to a spacious living area that opens out to the garden. This layout is ideal for both entertaining guests and enjoying family time. The ground floor also features double bedroom complete with an ensuite for added convenience with a separate lounge, which can easily serve as a further double bedroom.

As you ascend to the first floor, you will discover two generously sized king-sized bedrooms, each equipped with ensuite facilities, and the master with bespoke fitted wardrobes offering ensuring privacy and comfort for all family members. The extensive eaves walk-in storage provides ample space for your belongings, keeping the home tidy and organized.

This property is further enhanced by energy-efficient solar panels, contributing to lower energy bills and a reduced carbon footprint. The enclosed lawned garden offers a safe and serene outdoor space for children to play or for hosting summer gatherings. Additionally, allocated private parking with electric charging point ensures that you will never have to worry about finding a space.

Set within a small development of just five individually designed houses, this home is conveniently located within walking distance to local amenities and schools, This delightful property truly embodies the essence of modern family living in a convenient position close to local amenities.

## Features

• EXCLUSIVE SMALL DEVELOPMENT • FLEXIBLE LIVING SPACE WITH GROUND FLOOR EN-SUITE BEDROOM • OPEN PLAN LIVING KITCHEN WITH SEPARATE LOUNGE AREA • MODERN FITTED BREAKFAST KITCHEN WITH CENTRE ISLAND • SEPARATE UTILITY • SEPARATE LOUNGE OR FOURTH BEDROOM IF REQUIRED • TWO FIRST FLOOR KING SIZED ENSUITE BEDROOMS WITH EXTENSIVE WALKIN EAVES STORAGE • REAR ENCLOSED GARDEN AND PRIVATE PARKING • SOLAR PANELS FOR ENERGY EFFICIENCY • WITHIN WALKING DISTANCE OF RIPON GRAMMER AND CITY CENTRE