

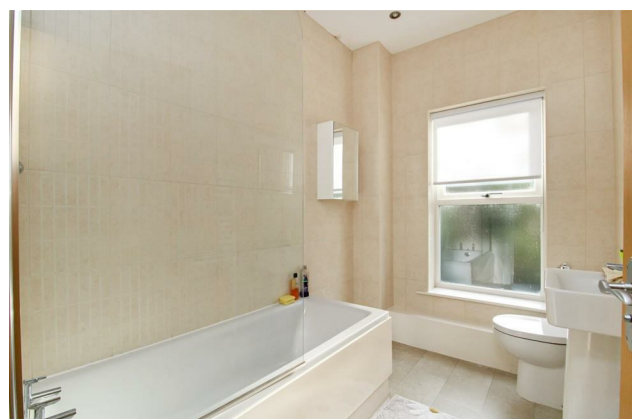
# HUNTERS®

HERE TO GET *you* THERE

**FLAT 9 PINE VIEW LOCKER LANE, RIPON, HG4 1SS**

**Guide Price £245,000**

Property Images



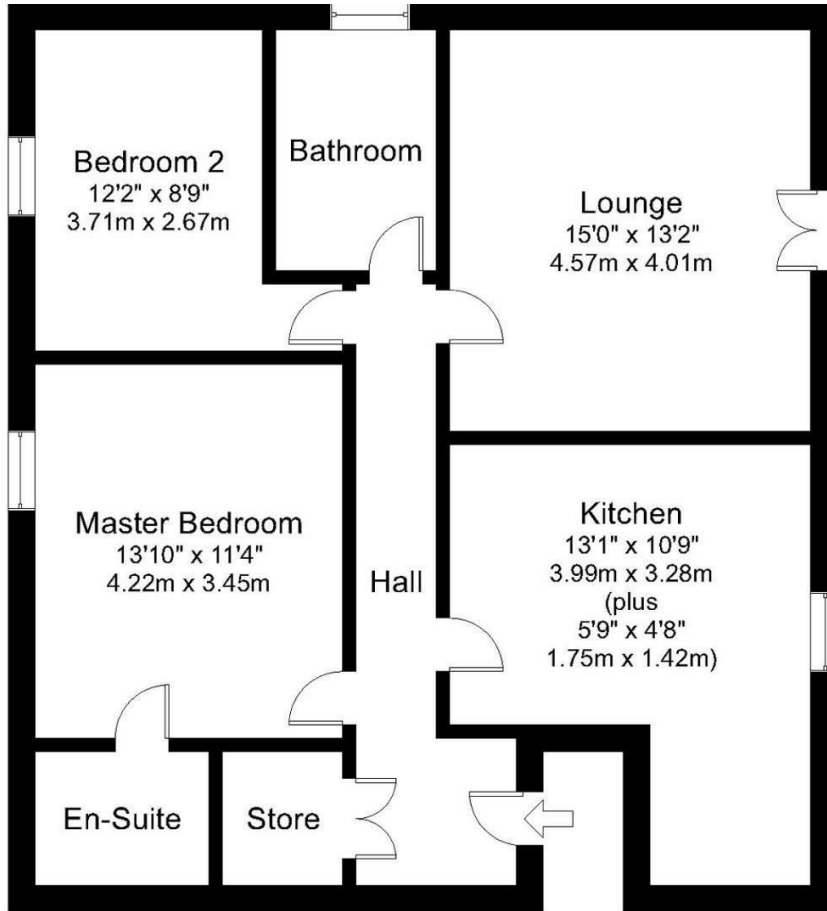
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## Property Images



## Floorplan



Not to Scale.  
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## 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>		80	81
(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: Flat Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

Nestled in the charming LOCKER LANE of RIPON, this delightful apartment offers a perfect blend of comfort and convenience situated on the second floor of this beautiful building with lift access to all floors.

The property boasts a stylish interior with a spacious lounge featuring a Juliet balcony, ideal for enjoying a morning cuppa or a relaxing evening. The modern dining kitchen is perfect for whipping up delicious meals, while the two double bedrooms provide ample space for relaxation.

With the added luxury of an en-suite in one of the bedrooms and a well-appointed house bathroom, this apartment caters to both comfort and practicality. The entrance hall includes a large storage cupboard, ensuring that clutter is kept at bay.

The surrounding communal gardens offer an enclosed escape with the various sitting area to enjoy the sunshine ideal to read a book and unwind. The gated access to the private parking area ensures security and convenience for residents with a vehicle as well as visitor parking.

Conveniently positioned near the city centre and a regular bus route, this property offers easy access to amenities and transportation links. Don't miss the opportunity to make this beautifully presented second-floor apartment your new home sweet home in the heart of RIPON.

Service charge £247 pm and £350 pa for ground rent.

## Features

- TWO DOUBLE BEDROOMS ONE WITH EN-SUITE • SPACIOUS LOUNGE WITH JULIET BALCONY • SPACIOUS DINING KITCHEN • HOUSE BATHROOM • LIFT TO ALL FLOORS • BEAUTIFUL VIEWS FROM ALL SIDES • WELL MANICURED SURROUNDING COMMUNAL GARDENS • PRIVATE SECURE ENTRANCE • PRIVATE PARKING AND VISITOR PARKING • EASY ACCESS TOO THE CITY AND LOCAL BUS NETWORK