

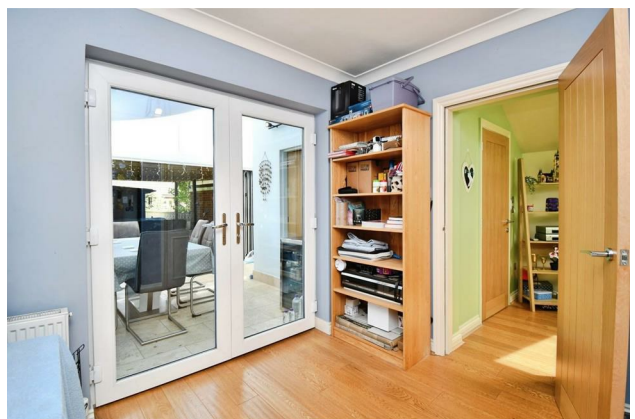
HUNTERS®

HERE TO GET *you* THERE

22 Marina Way, Ripon, HG4 2LJ

Asking Price £465,000

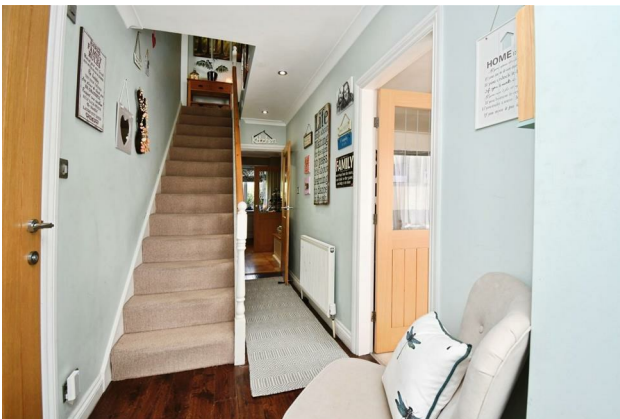
Property Images



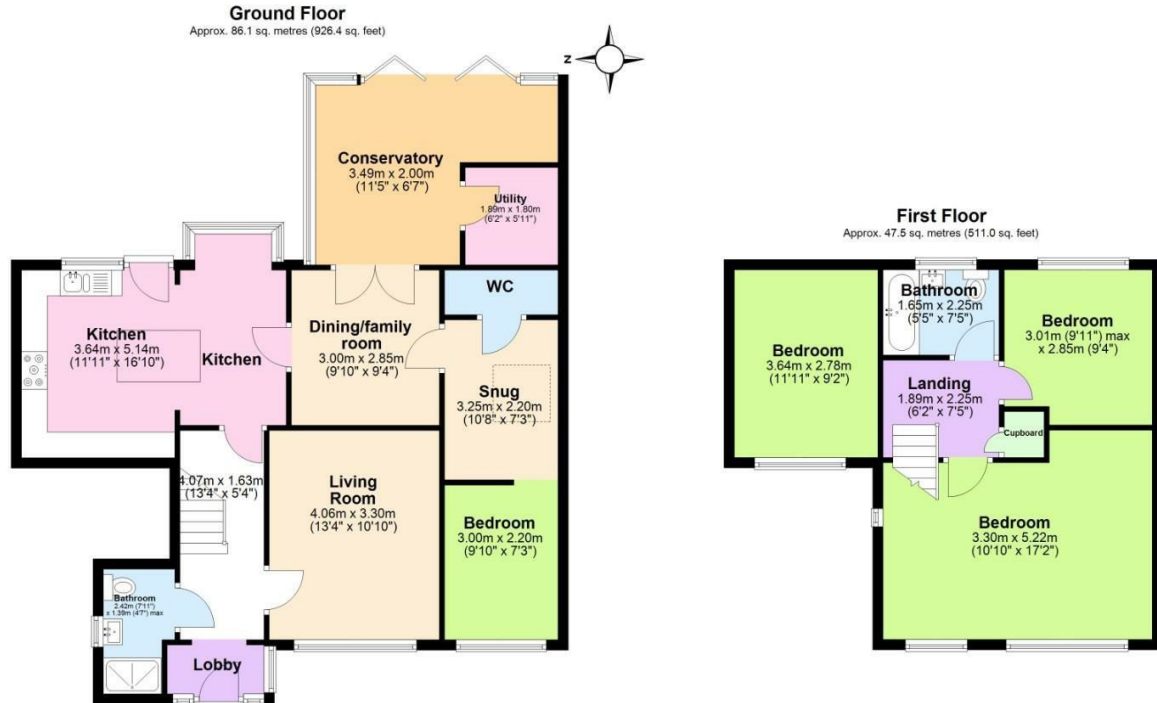
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Property Images



Floorplan



Total area: approx. 133.5 sq. metres (1437.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

22 Marina Way, RIPON

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Reception: 3 Tenure: Freehold

Summary

This delightful extended detached family sits on a corner plot and offers a perfect blend of comfort and versatility with two reception rooms, a flexible ground floor bedroom and snug ideal for independent living, with lovely enclosed and private gardens with entertaining area and parking, making it an ideal choice for families seeking room to grow.

Upon entering, you are greeted by a welcoming lounge, a modern fitted dining kitchen, perfect for family gatherings and entertaining guests, separate utility room and rear porch/boot room. The rear conservatory adds an abundance of light and the extension to the side offers the flexibility of a study or TV room or potential bedroom to accommodate family's needs. A convenient ground floor shower room enhances the practicality of this home as well as having a further WC to the ground floor.

The first floor comprises three generously sized double bedrooms, with the sizeable master bedroom has two windows to the front offering a very light space with plenty of space for furniture. The modern house bathroom serves the upper level, providing a stylish and functional space for all.

Outside, the property is surrounded by well-maintained gardens, offering a serene retreat. The rear garden is particularly noteworthy, featuring a private and enclosed space complete with a fabulous timber entertaining area, perfect for hosting summer barbecues or enjoying a relaxing evening in the hot tub.

Parking is a breeze with space for two vehicles, making this home not only attractive but also practical. With its flexible accommodation and desirable location, this property is a wonderful opportunity for those looking to settle in the picturesque town of Ripon.

Features

• FLEXIBLE FOUR BEDROOM DETACHED FAMILY HOME • THREE RECEPTION ROOMS • MODERN FITTED KITCHEN WITH CENTRE ISLAND • SEPARATE UTILITY AND WC • POTENTIAL GROUND FLOOR ANNEX • GROUND FLOOR SHOWER ROOM • CONSERVATORY • TIMBER COVERED ENTERTAINMENT AREA WITH HOT TUB • REAR ENCLOSED PRIVATE GARDEN • PARKING FOR MULTIPLE VEHICLES