

HUNTERS®

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Princess Close

Ripon, HG4 1HZ

£239,950



An immaculately presented three bedroom terraced property with hallway, ground floor WC and cloak room, spacious lounge/dining room, rear conservatory, modern kitchen, spacious bathroom, rear cottage style garden and off street parking for multiple vehicles.

Comprising, spacious entrance hallway with stairs to the first floor, ground floor WC/cloak room. The lounge/dining room is a great space with a large bay window to the front with dining area to the rear. This opens through sliding doors to the conservatory which opens to the rear garden. The modern kitchen is fitted with a great range of units with plenty of work top space and some built in appliances.

To the first floor are three double bedrooms, the master with built in wardrobes and there is larger than average modern bathroom with vanity unit for storage and very spacious landing with loft access via a hatch with pull down ladder, which is partly boarded.

To the front is ample off street parking, and the rear garden has a patio area, raised borders and garden shed.

The property is beautifully presented throughout, very spacious and comes with double glazing and central heating with a new boiler fitted 2026.



Additional Information
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Offer Acceptance & AML Regulations
Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

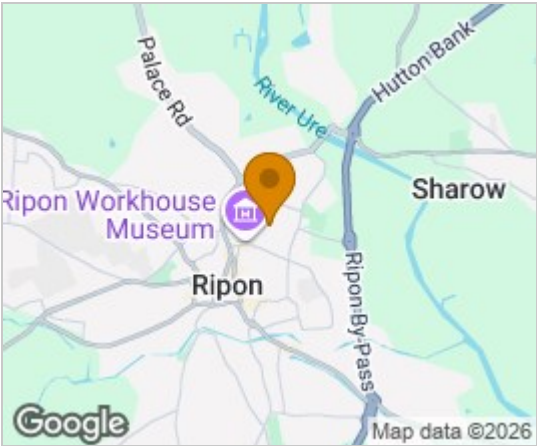
A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Mortgage Advice
We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.

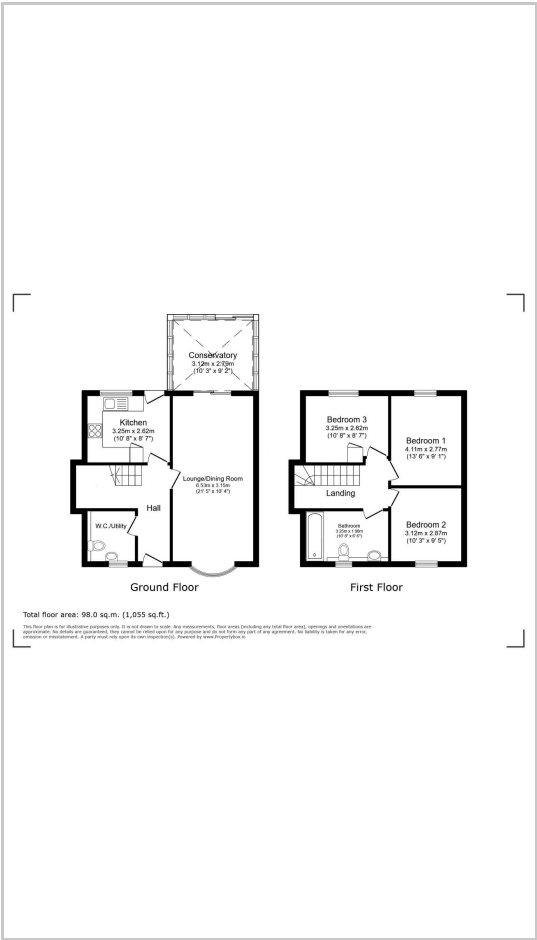
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note
The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

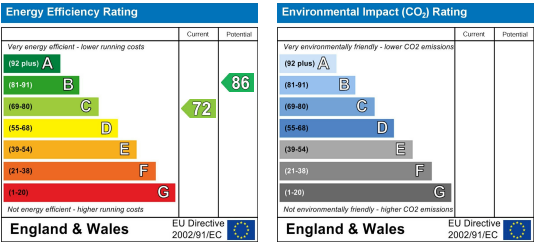
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.