

HUNTERS®

HERE TO GET *you* THERE

15 Lark Hill Drive, Ripon, North Yorkshire, HG4 2HS

Guide Price £250,000

Property Images



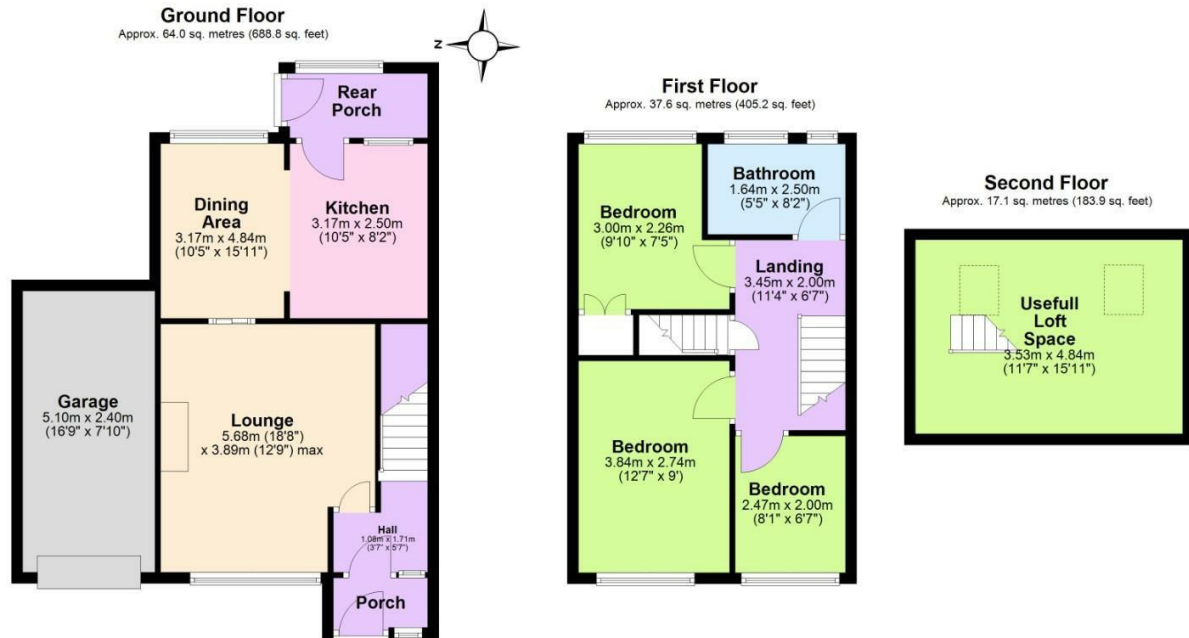
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Floorplan



Total area: approx. 118.7 sq. metres (1278.0 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.

15 Lark Hill Drive, RIPON

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

This delightful three-bedroom semi-detached house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious lounge that seamlessly flows into a dining kitchen, creating an inviting space ideal for both relaxation and entertaining.

The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The bathroom is conveniently located to serve all bedrooms, ensuring ease of access for everyone in the household. There is also a useful loft room which is accessed by stairs from the landing providing ideal storage or occasional study/work space.

Outside, the property features a driveway leading to a single attached garage with up and over door offering secure parking and additional storage options. The rear garden is fully enclosed, providing a safe and private outdoor space for children to play or for hosting summer gatherings with friends and family.

The property is also fitted with solar panels which are owned and currently provide a yearly income of around £500 - £600. The property has also benefitted from a brand new carpet to the lounge and recent re-fitted carpets to two bedrooms, hall and landing.

This home is situated in a peaceful neighbourhood, making it an excellent choice for families or anyone seeking a tranquil lifestyle while still being close to local amenities. With its appealing features and prime location, this property is a wonderful opportunity for those looking to settle in the picturesque town of Ripon.

Features

• THREE BEDROOMS • SPACIOUS LOUNGE • DINING KITCHEN • ENTRANCE PORCH • HOUSE BATHROOM • DRIVEWAY AND SINGLE GARAGE • REAR ENCLOSED GARDEN • SOLAR PANELS ON FEED IN TARIFF GENERATING AROUND £550 PER YEAR INCOME • DOUBLE GLAZING AND CENTRALLY HEATED • CLOSE TO RIPON GRAMMAR AND OUTWOOD SECONDARY SCHOOLS