

# HUNTERS®

HERE TO GET *you* THERE

14 Magdalens Road, Ripon, HG4 1HX

Guide Price £499,950

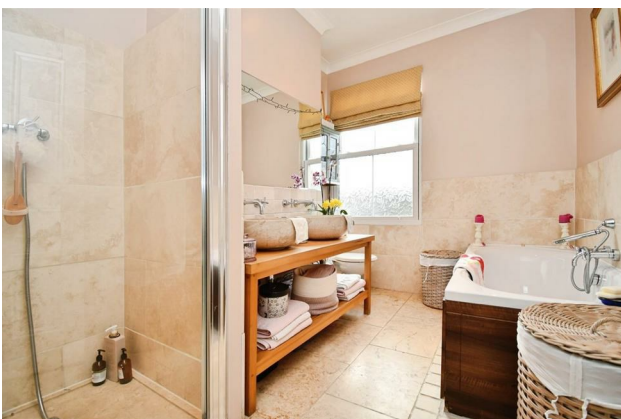
Property Images



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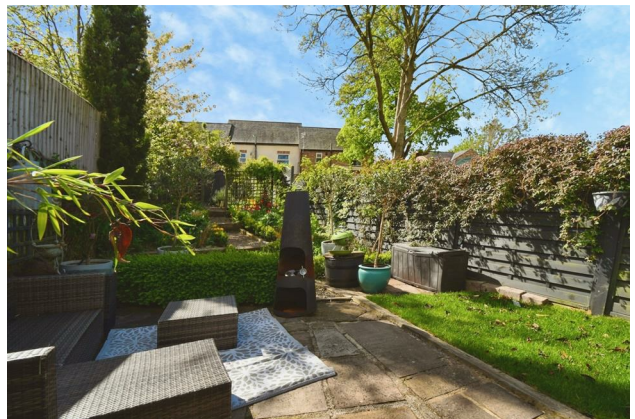
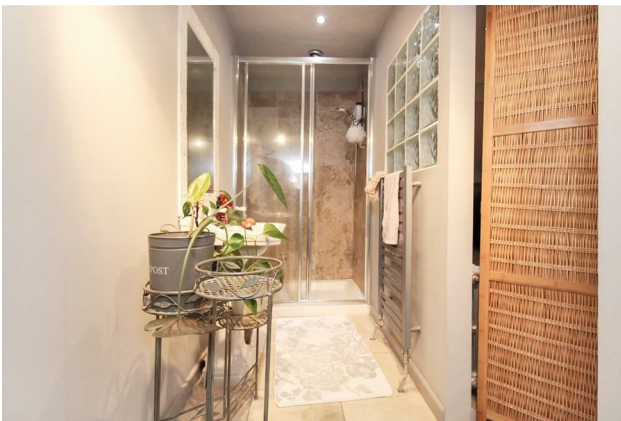
## Property Images



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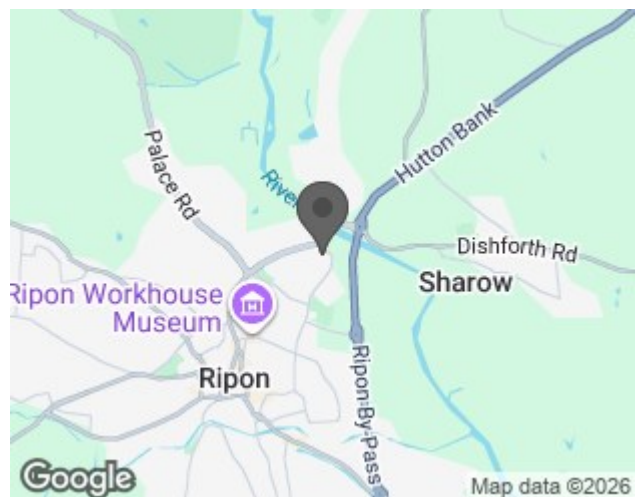


Total Area: 160.3 m<sup>2</sup> ... 1725 ft<sup>2</sup> (excluding cellar, storage)  
 All measurements are approximate and for display purposes only

## 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>                                   |                         |           |           |
| (55-68) <b>D</b>                                   |                         | <b>58</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 - Terraced Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

An elegant four bedroom Victorian town house set over four floors, presented to high standard throughout with many period features with two reception rooms, extended living kitchen, good sized cellar, rear enclosed courtyard, further gardens to the rear with planted borders and sitting area

Comprising: Entrance hallway with tiled floor, stairs to the first floor and access to the cellar. There is a spacious lounge to the front with bay window, brick built fireplace with log burner, wooden flooring and original coving. The sitting room is to the rear with wood flooring and inset log burner

The Kitchen is fitted with a great range of modern units with dishwasher, washing machine, fridge freezer and plenty of work top space, tiled flooring, large windows that run the full length of the extension as well as two sets of bi-fold doors opening to rear courtyard. There is plenty of space for a dining table and designated sitting area. To the lower ground floor is a good size cellar with window and tiled floor and a further smaller storage area.

To the first floor are three bedrooms all with wooden flooring, the master bedroom has original style fireplace with cast iron inset with stunning views over the river. The other double bedroom to the rear also has a cast iron fire surround and there is a further single bedroom currently used as an office. There is also a house bathroom with separate shower enclosure, panel bath, WC and vanity table.

To the second floor is a very spacious bedroom with an en-suite shower room, velux style windows and eaves.

Externally to the front is a gated pathway with planted borders that leads to the front door with lawn area to the side. To the rear is an enclosed courtyard garden with paved patio with plenty of seating areas, brick built fish pond and gated access that leads to the rear. There is long garden that is split in to a designated sitting area, further along planted borders and a timber shed. There is vehicular access to the rear

## Features

- TWO RECEPTION ROOMS • USEFUL CELLAR • EXTENDED LIVING KITCHEN • ENCLOSED YARD AND SEPARATE GARDEN • PERIOD FEATURES THROUGHOUT • VIEWS TOWARDS THE RIVER • WITHIN WALKING DISTANCE TO THE CITY CENTRE • FOUR BEDROOMS