

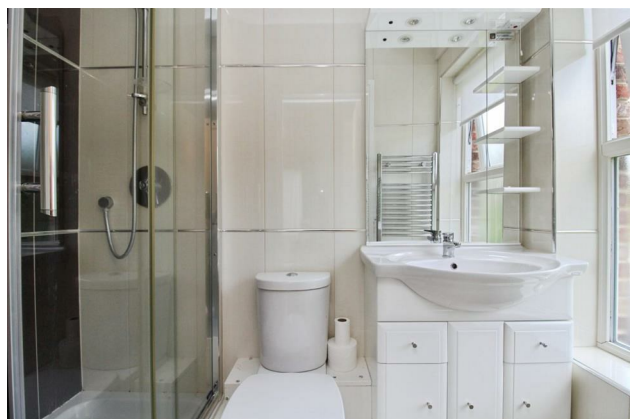
# HUNTERS®

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**Flat 4 Pine View, Locker lane, Ripon, HG4 1SS**

**Asking Price £270,000**

**Property Images**





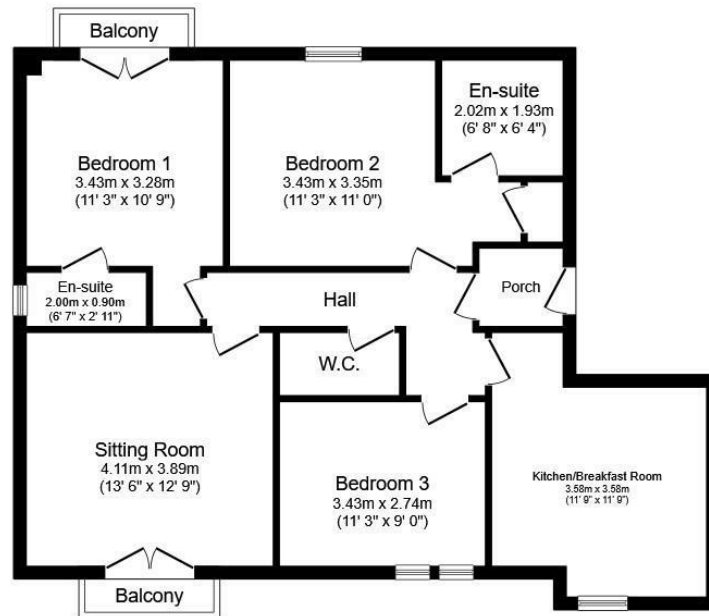
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## Property Images



## Floorplan



Floor Plan

Floor area 83.5 sq.m. (899 sq.ft.)

Total floor area: 83.5 sq.m. (899 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

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

## Map



## Details

Type: Flat - Purpose Built Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

Beautifully Presented Three Bedroom First Floor Apartment in Prime Location With No Onward Chain

Situated in a sought after and convenient location with excellent access to the city centre and local transport links, this beautifully presented purpose built three bedroom first floor apartment offers spacious, stylish living with a host of modern features.

Accessed via a well maintained communal entrance hall with both lift and stair access, the property opens into a welcoming private entrance hall, leading through to a superbly appointed dining kitchen, fitted with high quality units and integrated Bosch appliances. The generously proportioned lounge is a delightful living space, featuring a living flame effect gas fire and double doors opening onto a private balcony – perfect for enjoying a morning coffee or evening relaxation.

The apartment boasts three bedrooms, including a spacious master bedroom with an ensuite shower room and access to another balcony via double doors. The second bedroom also benefits from a contemporary ensuite bathroom, while the third bedroom offers additional flexibility as a guest room, home office, or formal dining room. A further separate WC adds convenience for visitors.

Externally, residents can enjoy the use of beautifully maintained, mature communal gardens laid mainly to lawn, providing a tranquil setting. The property also includes a private parking space, with further visitor parking available.

This impressive apartment combines modern comfort with elegant design in a highly desirable location, making it an ideal choice for professionals, downsizers, or those seeking an easy to maintain city base.

## Features

• THREE BEDROOM PURPOSE BUILT APARTMENT • TWO EN SUITES - ONE BATHROOM AND ONE SHOWER ROOM • ADDITIONAL SEPARATE WC • DINING KITCHEN • LOUNGE • TWO BALCONIES • COMMUNAL GARDENS • PRIVATE PARKING SPACE WITH VISITORS PARKING • NO CHAIN • LEASEHOLD 983 YEARS LEFT SERVICE CHARGE £260 PER MONTH - £300 GROUND RENT