

# HUNTERS®

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**23 Moorside Dale, Ripon, HG4 2RY**

**Guide Price £220,000**

**Property Images**



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## Property Images



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## Floorplan



Total area: approx. 81.8 sq. metres (880.2 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.

**23 Moorside Dale, RIPON**

## EPC

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>83</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>71</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 |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

A three-bedroom semi-detached house - OFFERED CHAIN FREE with attached single garage with power and rear enclosed low maintenance garden and offer the opportunity to cosmetically improve to your own taste.

Upon entering, you are welcomed into a spacious lounge dining room, ideal for both relaxation and entertaining. The room is filled with natural light, thanks to the double doors that lead out to the rear enclosed decked garden, creating a seamless connection between indoor and outdoor living. The kitchen is fitted with modern units with fitted washing machine and dishwasher and space for further white goods.

The property boasts three bedrooms, two doubles and a single, making it suitable for families or those seeking extra space for guests or a home office. The bathroom is fitted with paneled bath, WC and wash hand basin.

For those with vehicles, the property offers parking on the drive way for one car as well as a single garage, a valuable feature in this desirable location. Additionally, the garden includes a timber shed, perfect for storage, and there is rear access to the garage, enhancing practicality.

This home is double glazed and centrally heated, ensuring warmth and comfort throughout the year. With its appealing features and prime location, this semi-detached house in Moorside Dale is an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this property your new home.

## Features

• THREE BEDROOMS • FITTED KITCHEN • SPACIOUS LOUNGE/DINING ROOM • DOUBLE DOORS THAT LEAD TO THE REAR ENCLOSED GARDEN • FITTED BATHROOM • CENTRALLY HEATED • DOUBLE GLAZED • ATTACHED SINGLE GARAGE • DRIVEWAY IN FRONT OF THE GARAGE • POPULAR LOCATION ON THE OUTSKIRTS OF RIPON CITY