

# HUNTERS®

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**9 Princess Royal Road, Ripon, HG4 1TQ**

**Asking Price £230,000**

Property Images



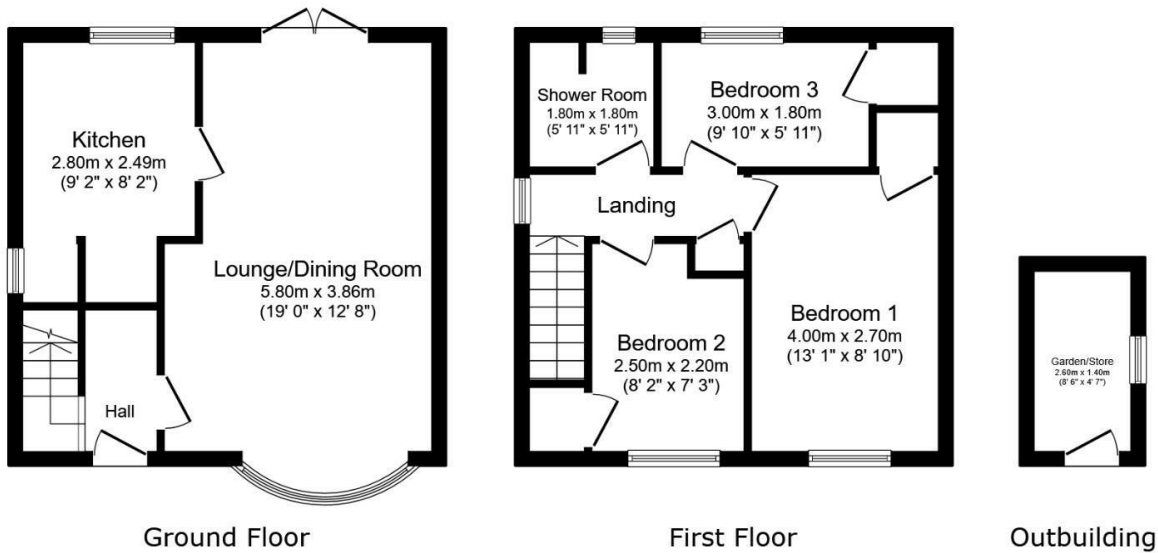
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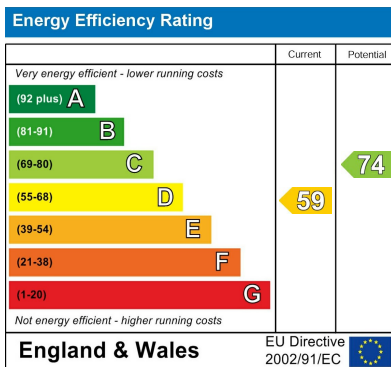
## Floorplan



Total floor area: 74.4 sq.m. (800 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

## EPC



## Map



## Details

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

## Summary

Situated on the south side of Ripon, this well presented three bedroom semi detached home offers spacious accommodation, making it an ideal purchase for first time buyers, growing families or those looking to downsize.

With new carpets and decoration throughout, the accommodation begins with a welcoming entrance hall leading through to a generous lounge/dining room, providing an excellent space for both relaxing and entertaining. Patio doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating a seamless connection between the indoor and outdoor living spaces. The fitted kitchen is equipped with a built in hob and oven and offers a practical layout for day to day living.

To the first floor are three well proportioned bedrooms, all served by a modern shower room.

Externally, the property enjoys gardens to both the front and rear, laid mainly to lawn. The enclosed rear garden also features a paved patio area, ideal for outdoor dining and entertaining, together with a brick built storage shed and useful garden shed providing additional storage.

Located within a popular residential area, the property benefits from easy access to Ripon's excellent range of amenities, schools and transport links, making it a fantastic home in a convenient location.

## Features

• SEMI DETACHED HOUSE • THREE BEDROOMS • LOUNGE/DINING ROOM • KITCHEN • SHOWER ROOM • GARDENS • BRICK BUILT STORAGE SHED