

# HUNTERS®

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**Flat 1 The Wickets, Studley Road, Ripon, HG4 2QH**

**Asking Price £295,000**

**Property Images**





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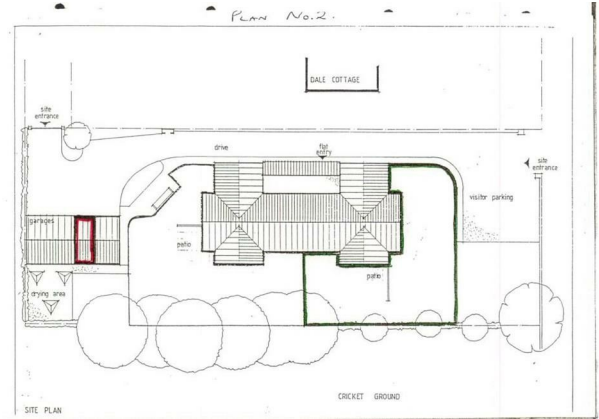
## Property Images



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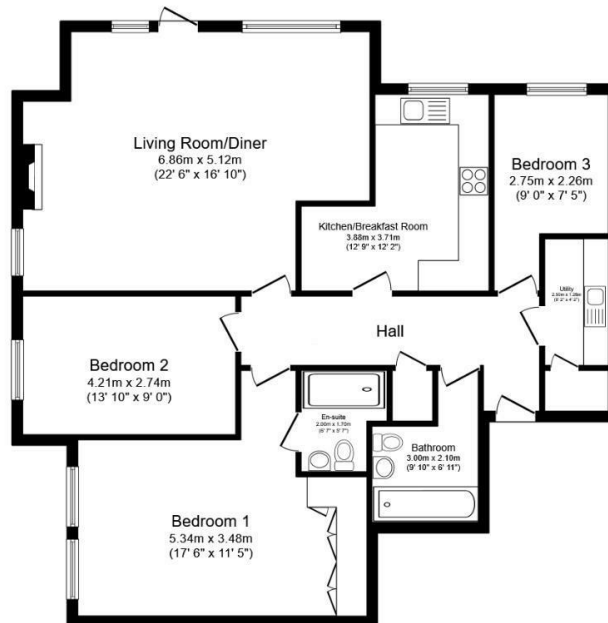
## Property Images





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Floor Plan

Floor area 108.0 sq.m. (1,162 sq.ft.)

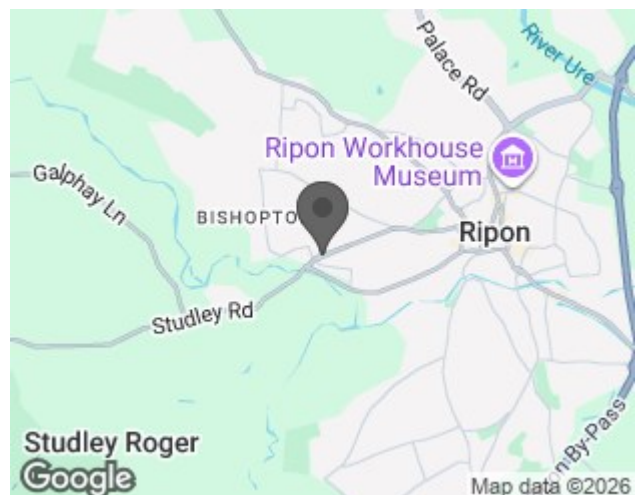
Total floor area: 108.0 sq.m. (1,162 sq.ft.)

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>                            |                            |           |
| (69-80) <b>C</b>                            | 73                         | 76        |
| (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<br>2002/91/EC |           |

## Map



## Details

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

## Summary

Situated in a highly sought after location in Ripon, this spacious three bedroom ground floor apartment enjoys delightful views over the cricket ground and offers well appointed accommodation throughout.

Accessed via a well maintained communal entrance, the property opens into a welcoming entrance hall which provides access to all principal rooms. The kitchen is fitted with a range of wall and base units incorporating built in appliances and offers ample space for a breakfast table, creating a practical and sociable setting for everyday dining. A separate utility room provides additional storage and laundry space.

The generous lounge/dining room is a particular feature of the property, with a living flame gas fire, offering plenty of room for both relaxation and entertaining. Patio doors lead directly onto a patio area, perfectly positioned to take full advantage of the attractive outlook over the cricket ground.

There are three well proportioned bedrooms, including a principal bedroom with the benefit of an ensuite shower room. The remaining bedrooms are served by a modern house bathroom fitted with a contemporary suite.

Externally, the development is set within attractive communal gardens laid mainly to lawn, providing pleasant surroundings for residents to enjoy. The property further benefits from an outdoor clothes drying area, residents' private parking and a garage, adding to the convenience and appeal of this superb apartment.

An excellent opportunity to acquire a generously sized home in a desirable and well regarded area of Ripon, early viewing is highly recommended.

## Features

- GROUND FLOOR APARTMENT • THREE BEDROOMS • MASTER ENSUITE SHOWER ROOM • MAIN BATHROOM • BREAKFAST KITCHEN • UTILITY ROOM • LOUNGE/DINING ROOM • OUTDOOR PATIO AREA • COMMUNAL GARDENS AND PARKING • GARAGE