

Floor Plan



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>85</b>
(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	

Directions

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£585,000

2 Woodland Place, Ripon, HG4 1ZF

4 Bedroom House - Semi-Detached

**A beautifully presented four double bed roomed semi detached family home offering spacious living accommodation split over three floors within a short distance of Ripon's City Centre and it's wide range of amenities.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

With gas fired central heating, underfloor heating to the ground floor, the living accommodation comprises, entrance hall with downstairs w/c, spacious lounge with bespoke fitted wall unit, open plan dining living kitchen, with modern fitted kitchen which includes quartz worktops, integrated dishwasher, fridge and freezer, AEG Oven, induction hob, wine fridge, breakfast bar and space for dining and double doors leading out onto the patio creating a great entertaining space.

On the first floor the landing leads to three of the double bedrooms, all with fitted wardrobes and one including an ensuite shower room with walk in shower, w/c and hand basin. There is also the modern house bathroom with walk in shower, separate bath, w/c and hand basin, along with the separate utility room being accessed from the first floor landing.

On the second floor there is a boiler cupboard and the landing leads to the Master bedroom suite, with built in wardrobes and ensuite bathroom with separate bath, walk in shower, w/c and hand basin.

Outside to the front of the property is a shared driveway leading to a private driveway offering off street parking for multiple vehicles and leads to a good sized garage (measuring 22'3 x 14'9) with power and lighting. To the rear is a fully enclosed garden with patio area, raised flower beds and a good sized lawn.

Ripon benefits from a wide range of amenities, supermarkets, bars, restaurants, fantastic schooling options close by for both Primary and Secondary, as well as a regular bus service into Harrogate and continuing onto Leeds and also great access out onto the A1M for commuters.

