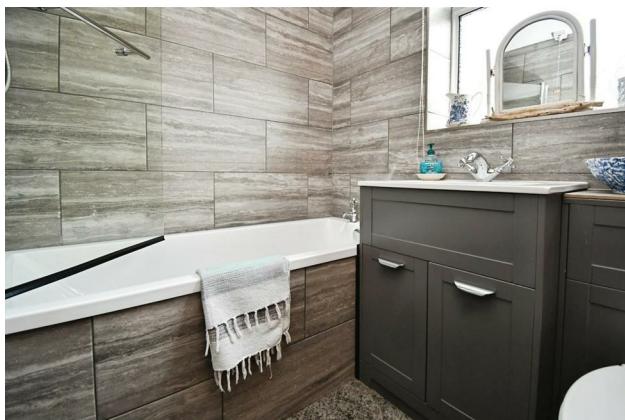


**8 Whitwell Drive, Melmerby, Ripon, HG4 5HU**

**Asking Price £295,000**

**Property Images**



# HUNTERS®

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## Property Images



## Floorplan



Total area: approx. 65.9 sq. metres (709.5 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.

## 8 Whitwell Drive, Melmerby

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Bungalow - Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Tucked away in a pleasant cul-de-sac in the popular village of Melmerby, just outside Ripon, this two double bedroom link detached bungalow offers well proportioned accommodation with excellent access to the A1 for commuters.

An entrance hall leads into a comfortable lounge/dining room with open fireplace, while the kitchen provides space for freestanding appliances and access to a useful rear porch with doors to both the garden and driveway. There are two good sized double bedrooms, the master benefiting from fitted wardrobes, together with a modern fitted house bathroom.

Externally, the property enjoys beautifully maintained gardens to both the front and rear, laid mainly to lawn with a paved patio area and garden shed/summer house. A driveway provides off street parking for up to three cars and leads to a garage, completing this attractive home.

Offering a peaceful village setting combined with convenient transport links, this delightful bungalow will appeal to a wide range of buyers.

## Features

- LINK DETACHED BUNGALOW • TWO DOUBLE BEDROOMS • LOUNGE/DINING ROOM • KITCHEN • MODERN FITTED BATHROOM • GARDENS • DRIVEWAY • GARAGE • CUL DE SAC LOCATION • EPC RATING - TBC