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30 Sandy Lane, Ripon, HG4 2PD

Asking Price £315,000

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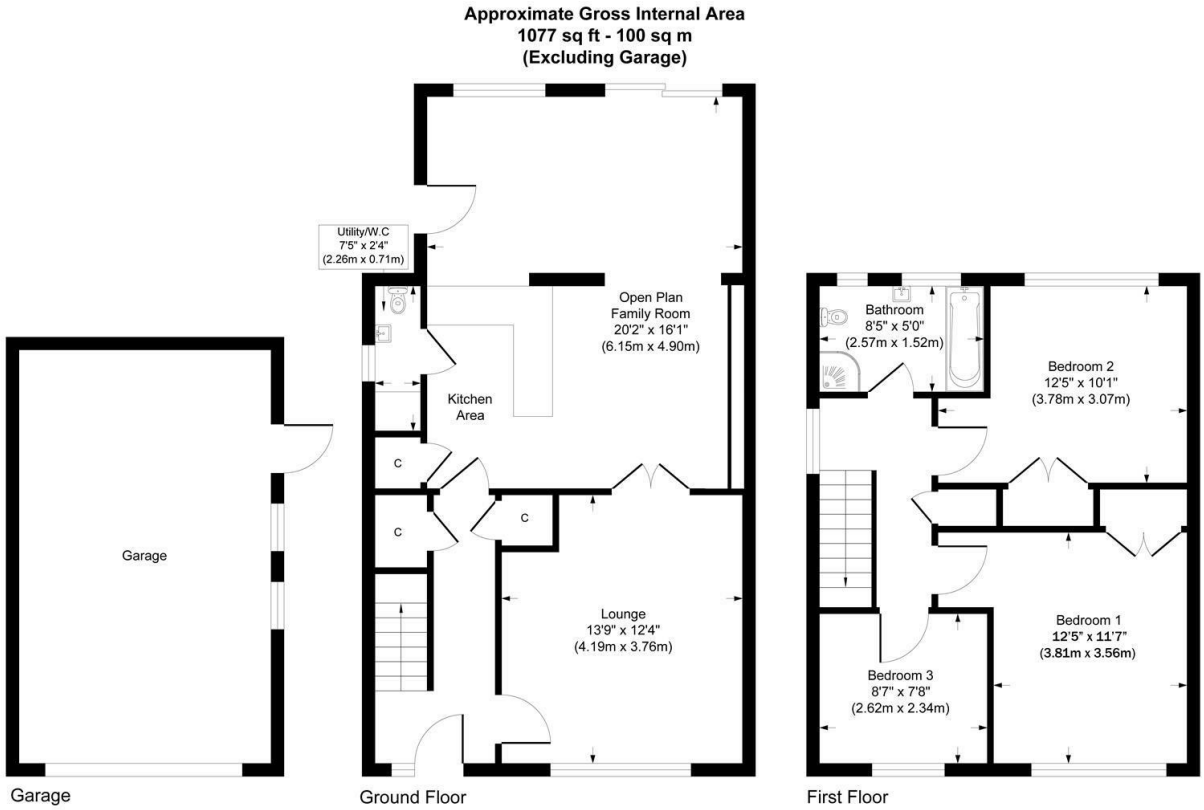
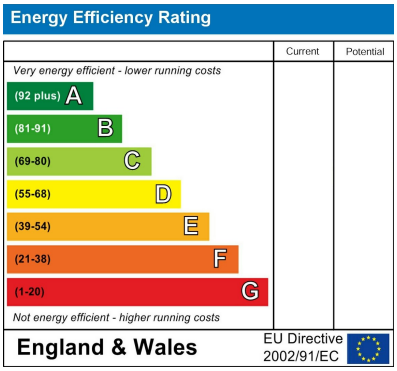
Floorplan



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

EPC



Map

Details

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

Summary

A well presented and thoughtfully extended three bedroom semi detached home, situated in a popular location on the South side of Ripon.

The property opens into a welcoming entrance hall, leading through to a comfortable lounge featuring double doors that flow seamlessly into the impressive extended living dining kitchen. This modern space is fitted with a range of built in appliances and offers ample room for both dining and everyday living, with patio doors providing direct access to the rear garden. A useful utility room and downstairs WC complete the ground floor accommodation.

To the first floor are three well proportioned bedrooms, two of which benefit from fitted wardrobes, along with a stylish house bathroom comprising both a bath and a separate shower.

Externally, the property enjoys gardens to both the front and rear, laid mainly to lawn and complemented by a paved patio area ideal for outdoor entertaining. There is also a detached garage and a driveway providing off street parking.

An ideal family home, early viewing is highly recommended.

Features

• EXTENDED SEMI DETACHED HOUSE • LOUNGE • LIVING DINING KITCHEN • UTILITY/DOWNSTAIRS WC • THREE BEDROOMS • HOUSE BATH AND SHOWER ROOM • GARDENS • DRIVEWAY • GARAGE