

HUNTERS®

HERE TO GET *you* THERE

16 Ash Bank Road, Ripon, HG4 2EQ

Asking Price £350,000

Property Images



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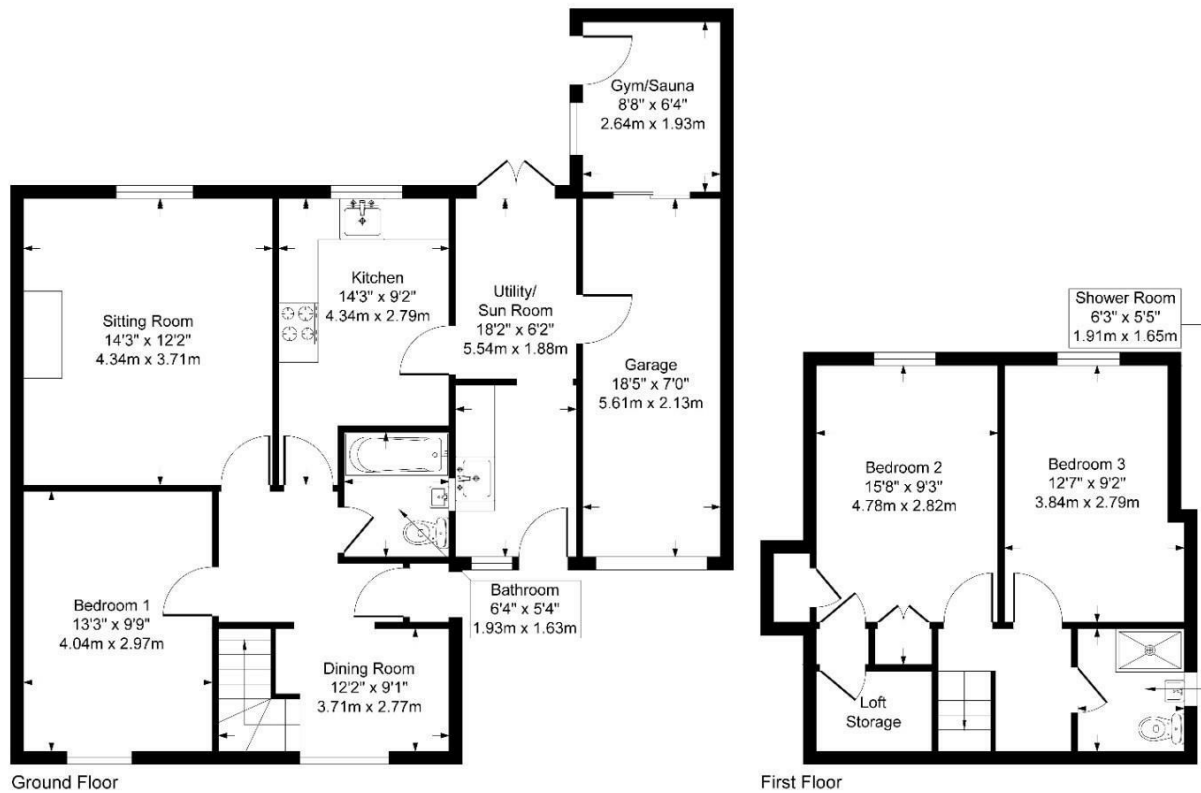


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Approximate Gross Internal Area
1292 sq ft - 120 sq m



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

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Bungalow Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

An immaculately presented and thoughtfully extended three double bedroom dormer bungalow, situated in a highly sought after residential location just off Clothierholme Road in Ripon. Ideally positioned for easy access to both Ripon Grammar School and Outwood Academy, this superb home offers spacious and versatile accommodation, perfect for a range of buyers.

The accommodation opens with a welcoming entrance hall, leading to a dining room featuring attractive solid wood flooring. The generous lounge provides a warm and inviting living space, complete with a charming log burning stove. The modern fitted kitchen is well appointed with a built in oven, hob and dishwasher, and flows seamlessly into the bright and airy sun room. This, in turn, opens into a practical utility area with internal access to the garage and double doors leading out to the rear garden.

The ground floor also benefits from a spacious double bedroom and a contemporary house bathroom, offering flexible living accommodation.

To the first floor are two further well proportioned double bedrooms, including an impressive principal bedroom with fitted wardrobes and access to a useful walk in loft storage area. A stylish shower room completes the first floor accommodation.

Externally, the property enjoys a beautifully enclosed rear garden, laid mainly to lawn and complemented by two decked seating areas, providing excellent spaces for outdoor entertaining. Additional features include a summer house, an ornamental pond and access to a dedicated gym/sauna, creating a superb lifestyle space.

To the front of the property, a generous paved driveway provides ample off street parking for multiple vehicles.

This exceptional home combines modern living with generous accommodation in a convenient and highly desirable location, making it an excellent opportunity for families and downsizers alike.

Features

- UPDATED AND EXTENDED SEMI DETACHED DORMER BUNGALOW • THREE BEDROOMS - ONE GROUND FLOOR, TWO FIRST FLOOR • UPSTAIRS SHOWER ROOM • DOWNSTAIRS BATHROOM • TWO RECEPTION ROOMS • KITCHEN • SUN ROOM/UTILITY ROOM • GARAGE AND DRIVEWAY • GYM/SAUNA • GARDEN