

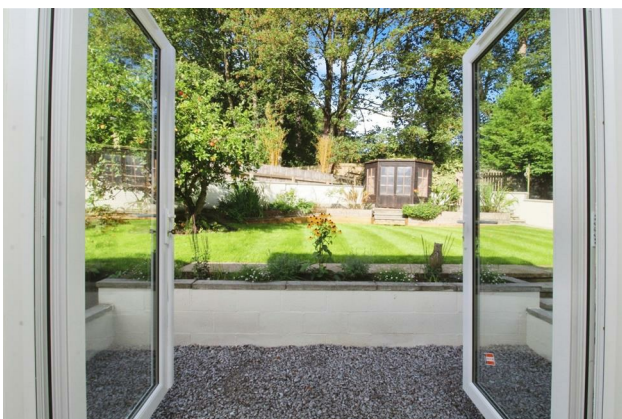
# HUNTERS®

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**10 Primrose Close, Ripon, HG4 1EH**

**Offers Over £475,000**

**Property Images**



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Total area: approx. 146.6 sq. metres (1577.7 sq. feet)

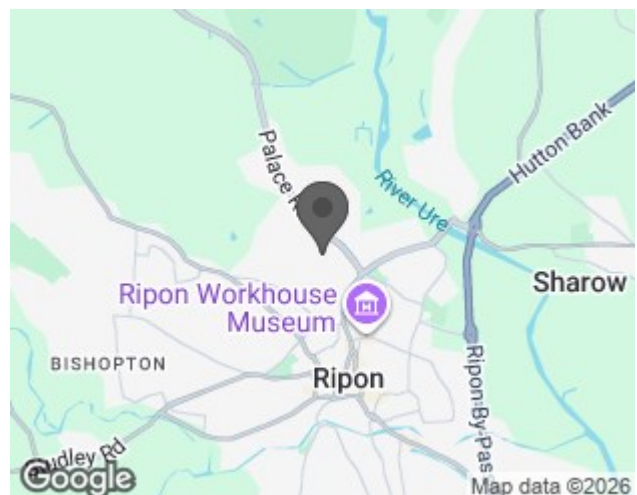
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

10 Primrose Close, Ripon

## EPC

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 71                      | 79        |
| (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 - Semi Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Nestled in the charming Primrose Close, this exquisite semi-detached bungalow presents an exceptional opportunity for those seeking a blend of modern luxury and comfortable living. Recently renovated to the highest standards, this property boasts an impressive layout that is both spacious and inviting.

Upon entering, you are greeted by a generous hallway with under stairs cupboard and bespoke fitted oak staircase. The heart of the home is the stunning open-plan living, dining, kitchen, which features double doors that seamlessly connect the indoor space to the beautifully landscaped gardens with a modern kitchen fitted with high end appliances and breakfast bar.

The bungalow also comprises a separate lounge which over looks the front with two spacious double bedrooms as well as a luxury house bathroom, equipped with underfloor heating which adds a touch of opulence to everyday living, complemented by a separate utility store, ensuring practicality without compromising on style.

Ascend the bespoke fitted oak staircase to discover a delightful first-floor landing, which serves as an ideal office space. Here, you will find a generous double bedroom complete with dressing area and a luxurious en-suite bathroom, providing a private retreat.

Externally, the property is surrounded by well-maintained lawn gardens on two sides, adorned with planted borders that enhance its appeal. A charming timber summer house offers a perfect spot for relaxation, while a separate single garage and ample parking for multiple vehicles ensure convenience for residents and visitors alike.

This remarkable bungalow is a true gem, offering a harmonious blend of modern amenities and elegant design set in one of the most sought after locations close to the city centre. This property must be viewed to appreciate the quality and space on offer..

## Features

- STUNNING THREE BEDROOM AND TWO BATHROOM DORMER BUNGALOW • COMPLETELY RENOVATED THROUGHOUT TO A VERY HIGH STANDARD • OPEN PLAN LIVING KITCHEN TO THE REAR • SEPARATE LOUNGE • SEPARATE UTILITY SPACE AND UNDER STAIRS STORAGE • LANDSCAPED WRAP AROUND GARDENS • SINGLE GARAGE • PARKING FOR MULTIPLE VEHICLES • SET IN THIS VERY SOUGHT AFTER AREA OF RIPON • WITHIN WALKING DISTANCE OF THE CITY