

# HUNTERS®

HERE TO GET *you* THERE

**18 Primrose Drive, Ripon, HG4 1EY**

**Guide Price £380,000**

**Property Images**





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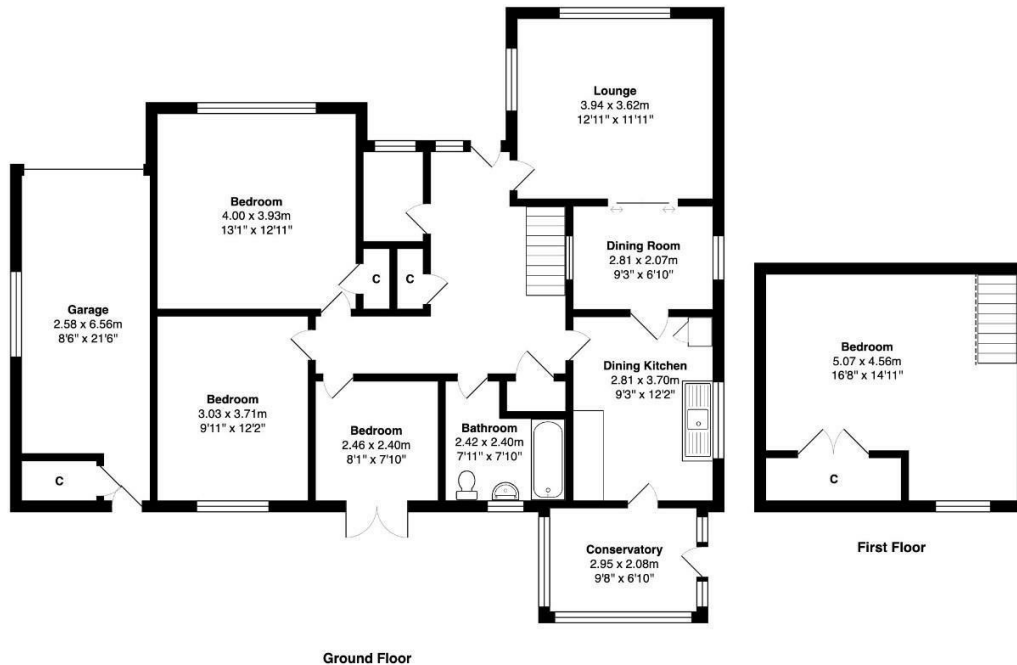
## Property Images



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## Floorplan



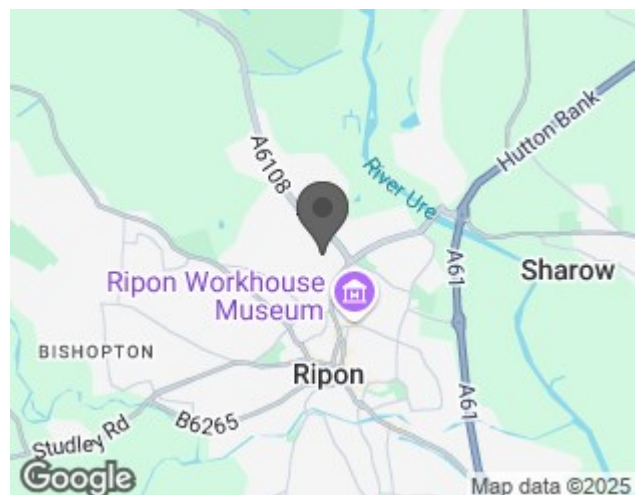
Total Area: 140.1 m<sup>2</sup> ... 1508 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>74</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: House Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

## Summary

A three-bedroom detached bungalow comes to the market for the first time in over 40 years and has been a well loved family home and now presents an excellent opportunity for improvement and or extension subject to necessary consents.

Entrance in to a spacious hallway with useful storage cupboard, this leads to the lounge and a separate dining area, The kitchen is fitted with a selection of units and leads to the rear conservatory porch.

This bungalow boasts three bedrooms and ground floor bathroom. Additionally, a fitted staircase leads to a useful first-floor loft room, which can serve as a versatile space for various uses, whether it be a home office, playroom, or extra storage.

Externally, the property features a driveway that accommodates multiple vehicles, along with a single garage for added convenience. The front garden is well-maintained, with lawn and established borders while the rear garden is a true highlight, offering an enclosed space laid to lawn that enjoys a sunny aspect, ideal for outdoor activities or simply unwinding in the fresh air.

This bungalow is sure to appeal to a variety of buyers seeking a serene lifestyle in a desirable location and comes with central heating and double glazing. Also being within easy access to the city centre.

## Features

• THREE BEDROOM BUNGALOW • TWO RECEPTION ROOMS • KITCHEN • HOUSE BATHROOM • SPACIOUS HALLWAY • USEFUL LOFT ROOM WITH EAVES STORAGE • GARDENS TO THE FRONT AND REAR • PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES • SINGLE GARAGE • EASY ACCESS TO THE CITY CENTRE