

HUNTERS®

HERE TO GET *you* THERE

1A Bellman Walk, Ripon, HG4 2TY

Asking Price £440,000

Property Images



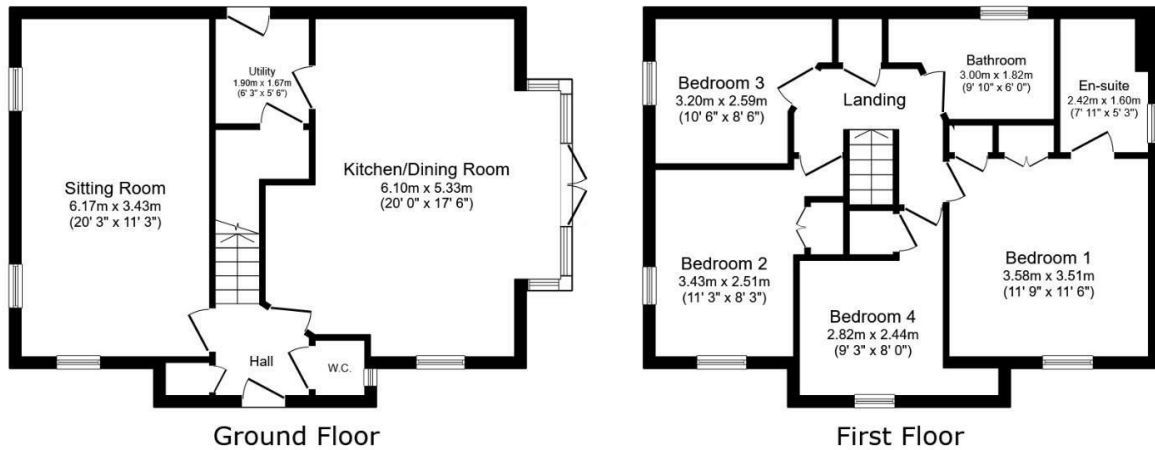
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Floorplan



Total floor area: 116.4 sq.m. (1,253 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(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: House - Detached Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

This delightful four-bedroom detached family home offers a perfect blend of modern elegance and spacious living. Built in 1995, the property spans an impressive 1,335 square feet, providing ample room for family life.

Upon entering, you are greeted by a generous living, dining kitchen that serves as the heart of the home, ideal for both entertaining and everyday family meals. The separate lounge offers a cosy retreat, while the ground floor also features a convenient WC and a utility room, enhancing the practicality of the space.

The first floor boasts four well-proportioned bedrooms, with the master suite benefiting from its own en-suite bathroom, ensuring a private sanctuary for relaxation. Each bedroom is designed to be light and airy, making them perfect for restful nights.

Externally, the property is equally impressive. An extensive private driveway provides parking for multiple vehicles, while a single garage, currently utilized as an office, offers versatility for those working from home. The enclosed rear garden is a true highlight, featuring an outdoor BBQ area, decking, and a paved sitting area, perfect for enjoying sunny days and evenings with family and friends.

This home is not just a property; it is a lifestyle choice, offering comfort, convenience, and a welcoming atmosphere in a sought-after location. Whether you are looking to settle down with your family or seeking a peaceful retreat, this home is sure to meet your needs.

Features

• FOUR BEDROOM DETACHED • SPACIOUS MODERN LIVING DINING KITCHEN • ELEGANT LOUNGE • GROUND FLOOR WC • UTILITY ROOM • MASTER BEDROOM WITH EN-SUITE • HOUSE BATHROOM • DOUBLE GLAZED AND CENTRALLY HEATED • SINGLE GARAGE SPLIT IN TO STORAGE AND REAR OFFICE SPACE • PARKING FOR MULTIPLE VEHICLES