

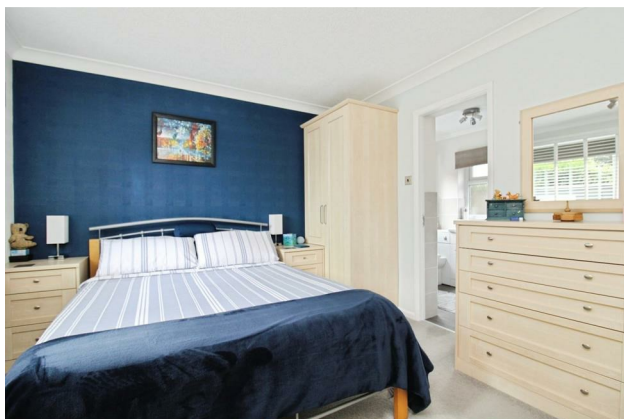
# HUNTERS®

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**11 Moorside View, Ripon, HG4 2RU**

**Offers Over £400,000**

**Property Images**

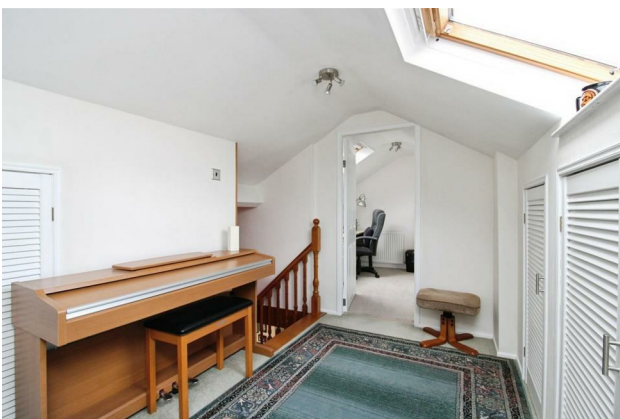
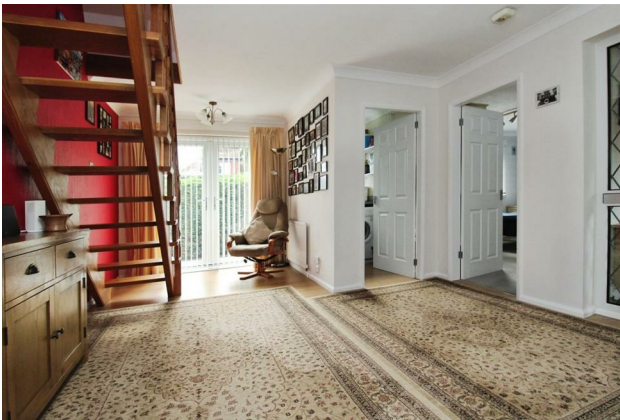




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## Property Images



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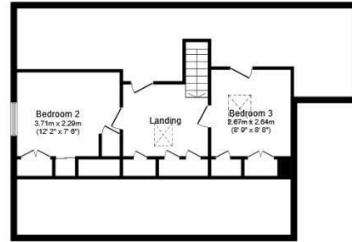
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**Ground Floor**

Floor area 100.2 sq.m. (1,079 sq.ft.)



**First Floor**

Floor area 38.4 sq.m. (413 sq.ft.)



**Garage**

Floor area 23.1 sq.m. (249 sq.ft.)

Total floor area: 161.7 sq.m. (1,740 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](http://www.Propertybox.io)

## EPC

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

## Map



## Details

Type: Bungalow - Detached Beds: 4 Bathrooms: 2 Receptions: 2

Tenure: Freehold



This immaculate detached bungalow offers a perfect blend of modern living and comfort, with two reception rooms, modern kitchen and separate laundry room, four bedrooms with two doubles on the ground floor, one with ensuite. Surrounding private low maintenance gardens and larger than average garage with power, this property is a must see.

As you enter, you are greeted by a large, light reception hallway that leads to a spacious lounge, perfect for relaxation and entertaining. The separate dining room is an excellent space for family meals or hosting guests. The modern fitted kitchen is a delight for any culinary enthusiast, complemented by a separate laundry room for added convenience. To complete the ground floor are two double bedrooms, the master fitted with extensive storage and modern en-suite, and the house bathroom.

The first floor features two additional bedrooms and a spacious landing, which all offer ample fitted cupboard space and could be re-configured subject to consents, to create further wash facilities if required. This layout ensures that everyone has their own space while maintaining a warm and inviting atmosphere throughout the home.

Externally, the property is equally impressive. The larger-than-average garage comes equipped with power and a workshop area, catering to those with hobbies or requiring extra storage. The surrounding gardens are designed for low maintenance, providing a private oasis to enjoy the outdoors without the burden of extensive upkeep. The gated driveway allows for parking of multiple vehicles, ensuring convenience for residents and guests alike.

This delightful bungalow in Ripon is a rare find, combining modern amenities in a small cul de sac setting, making it a perfect choice for your next home.

## Features

• IMMACULATELY PRESENTED DETACHED BUNGALOW • TWO DOUBLE BEDROOMS TO THE GROUND FLOOR • TWO BEDROOMS TO THE FIRST FLOOR • ENSUITE AND HOUSE BATHROOM • SEPARATE LOUNGE AND DINING ROOM • MODERN FITTED KITCHEN AND SEPARATE LAUNDRY ROOM • ESPECIALLY SPACIOUS HALLWAY WITH DOUBLE DOORS TO THE GARDEN • LARGER THAN AVERAGE GARAGE/WORKSHOP • PARKING FOR MULTIPLE VEHICLES • SURROUNDING LOW MAINTENANCE GARDENS