

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**11 Cypress Gardens, Ripon, North Yorkshire, HG4 2LT**

**Offers Over £250,000**

Property Images



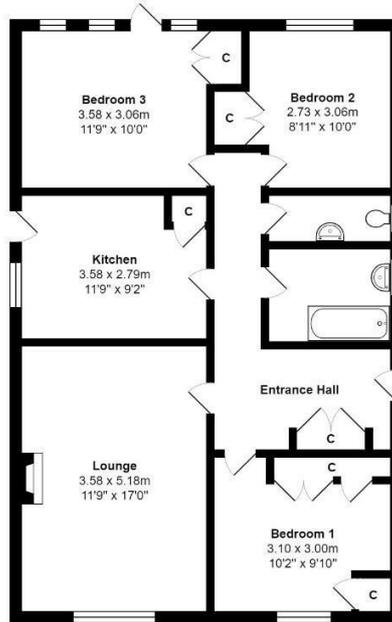
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



## Floorplan



Ground Floor

Total Area: 81.2 m<sup>2</sup> ... 874 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: Bungalow - Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

A well maintained two/three bedroom detached bungalow offering spacious accommodation with rear enclosed garden, garage and driveway which is positioned in this very popular location on the south side of Ripon which is close to local amenities and bus route.

Comprising; entrance hallway, fitted kitchen with a good range of units with space for appliances and plenty of worktop area The lounge is a great size with a large front bay window and side window, offering a lovely bright space with feature stone fireplace with electric fire. There is a rear dining room with double doors that open to the garden ( this could be used as the third bedroom.

There are two bedrooms, a double with extensive fitted furniture and a good single. There is a fitted bathroom with panelled bath with shower over and a wash hand basin. There is a separate toilet.

To the rear is a lovely enclosed garden with lawn area, and planted borders with sitting area and side access to the garage. The single garage has an up and over door and power. The driveway runs down the side with ample space for multiple vehicles.

The property sits in a lovely quiet area on the south side of Ripon which is handy for ease of access to the local amenities.

## Features

• TWO/THREE BEDROOMS • SPACIOUS LOUNGE • FITTED KITCHEN • BATHROOM WITH SEPARATE WC • REAR ENCLOSED GARDEN • SINGLE GARAGE • DRIVEWAY TO THE SIDE • POPULAR LOCATION • DOUBLE GLAZED • CENTRALLY HEATED