

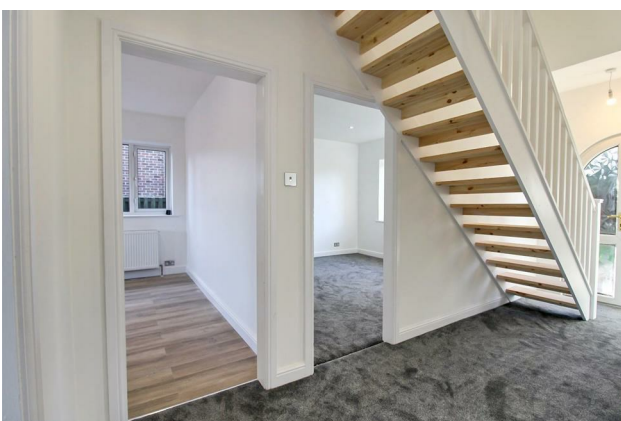
HUNTERS®

HERE TO GET *you* THERE

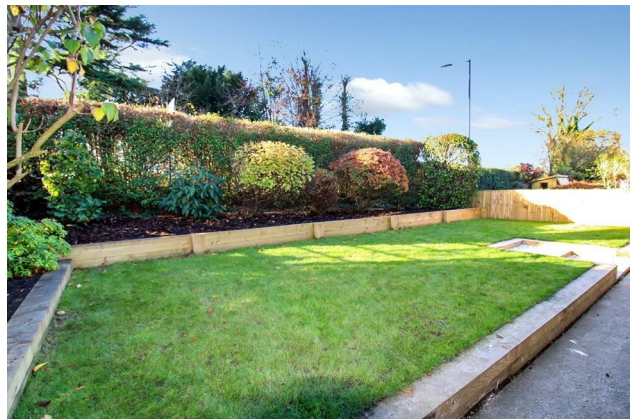
Rose Garth Kingston Avenue, Ripon, HG4 1TJ

Guide Price £339,950

Property Images



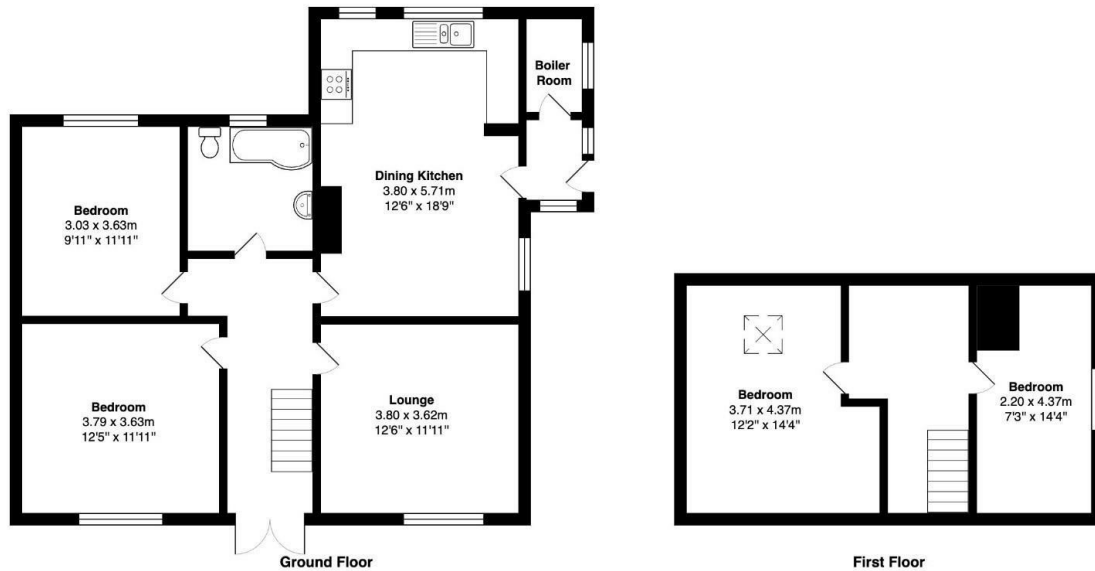
Property Images



HUNTERS®

HERE TO GET *you* THERE

Floorplan



Total Area: 117.0 m² ... 1259 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
72		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: Bungalow - Semi Detached Beds: 4 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Nestled in the lovely Kingston Avenue this delightful house is a true gem waiting to be discovered. As you step inside, you are greeted by a completely renovated semi-detached bungalow that boasts spacious and modern interiors spread across two floors.

The ground floor welcomes you with a spacious and bright modern dining kitchen, perfect for hosting gatherings and creating culinary delights. Adjacent to this is a convenient side entrance porch and a boiler room, adding to the practicality of daily living. The ground floor also features two generously sized double bedrooms and a lovely bright lounge, providing ample space for relaxation and entertainment. The modern fitted bathroom with a vanity unit and a bath with a shower over completes the ground floor layout with style.

Venturing to the first floor, you will find two additional bedrooms adorned with Velux style windows, offering a unique charm and plenty of natural light. The landing area on this floor adds a touch of elegance and functionality to the space.

This property has undergone significant improvements, including a full re-wiring, installation of a new heating system with a boiler, and insulation of the two additional bedrooms on the first floor to meet building regulations. The new kitchen and bathrooms add a touch of luxury and modernity to the home, ensuring a comfortable lifestyle for its future residents.

Outside, a lovely enclosed garden with planted borders and lawn area for easy maintenance and provides a nice space to enjoy a cup of coffee glass of wine. There is side access to the gravelled parking area and useful timber shed with lawn area too the enjoy.

In conclusion, this property on Kingston Avenue is a rare find that seamlessly blends modern living with comfort and style. With its spacious interiors, thoughtful renovations, and charming garden, this house is ready to welcome you home

Features

• BEAUTIFULLY MODERNISED FOUR BEDROOM BUNGALOW • SPACIOUS AND BRIGHT LOUNGE • MODERN FITTED DINING KITCHEN WITH AMPLE SPACE • SIDE PORCH WITH BOILER ROOM FOR ADDED PRACTICALITY • GROUND FLOOR MODERN BATHROOM • ENCLOSED GARDEN • PARKING FOR MULTIPLE VEHICLES • RE-WIRED, BRAND NEW HEATING SYSTEM, NEW KITCHEN AND BATHROOM • LOFT CONVERSION TO PROVIDE TWO FURTHER BEDROOMS (WITH BUILDING REGS APPROVAL) • A MUST SEE PROPERTY IN A LOVELY CUL DE SAC SETTING