

# HUNTERS®

HERE TO GET *you* THERE

**5 Smithfield Close, Ripon, North Yorkshire, HG4 2PG**

**Guide Price £239,950**

**Property Images**



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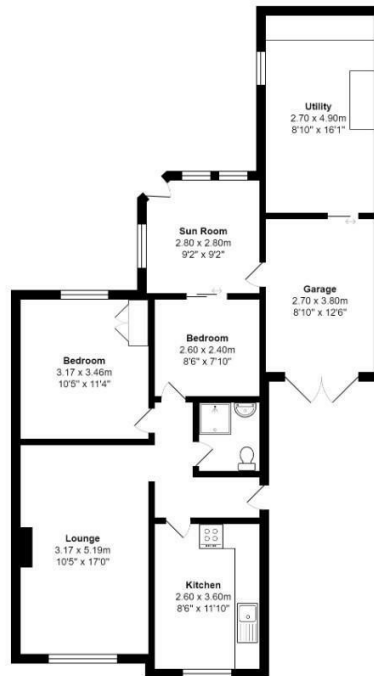
## Property Images



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## Floorplan




Ground Floor

Total Area: 86.0 m<sup>2</sup> ... 926 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) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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: Bungalow - Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold



## Summary

A two bedroom detached bungalow offering spacious living accommodation with a fitted dining kitchen, lounge, recently installed shower room, two bedrooms, rear conservatory which leads to an attached garage which is currently used as a utility/ storage room and occasional living space.

Comprising; entrance to the side in to a hallway. The kitchen is to the front with fitted units with plenty of worktop space, range style cooker with 8 gas rings, space for fridge, dishwasher and dining table. The lounge is a lovely size with large front window offering a very bright room with fireplace and dimplex electric log effect fire.

There are two bedrooms to the rear the master bedroom has built in wardrobes. There is also a recently installed shower room with shower enclosure, WC and wash hand basin with vanity cupboard.

There is a conservatory to the rear which has direct access to the attached garage which is currently used as an occasional room and has had double doors fitted to the front ( but could easily be converted back in to a standard garage with door if required. To the rear of the garage is a large utility area with storage. This area could be converted in to additional living space if required subject to necessary consents.

Externally is a paved enclosed and relatively private garden with fenced boundaries. To the side is a driveway for parking and a further paved garden area with dwarf wall.

The property is conveniently located close to the local convenience store and close to the main 36 bus route to Ripon/Harrogate/leeds.

## Features

• TWO BEDROOMS • SPACIOUS LOUNGE • FITTED DINING KITCHEN • MODERN SHOWER ROOM • CONSERVATORY • GARAGE WITH ATTACHED UTILITY • DRIVEWAY WITH PARKING FOR TWO CARS • £750-£850 PER MONTH POTENTIAL RENTAL INCOME • CENTRALLY HEATED EPC RATING D • DOUBLE GLAZED