

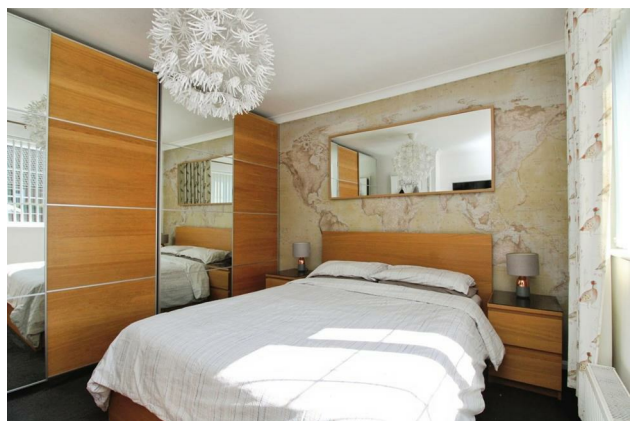
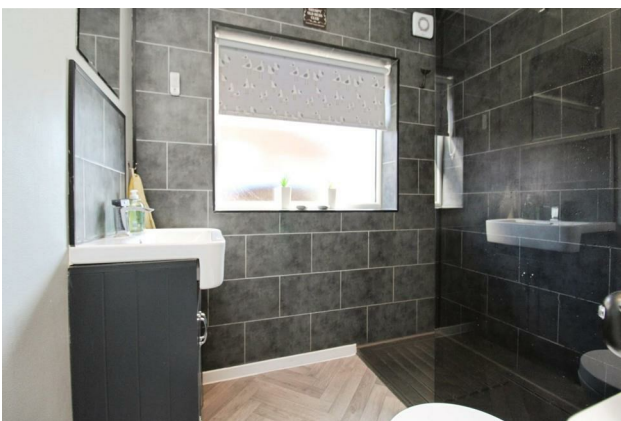
HUNTERS®

HERE TO GET *you* THERE

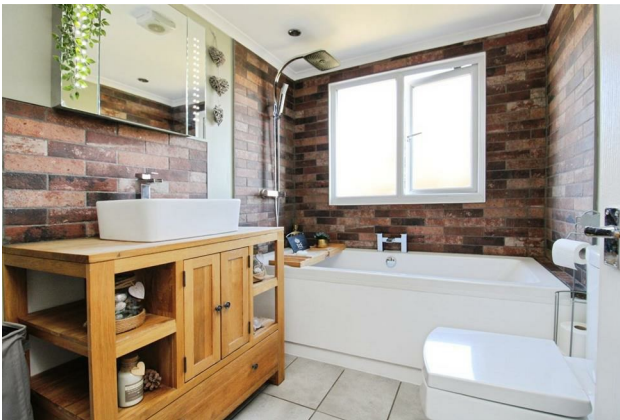
19 Ash Bank Road, Ripon, HG4 2EQ

Guide Price £365,000

Property Images



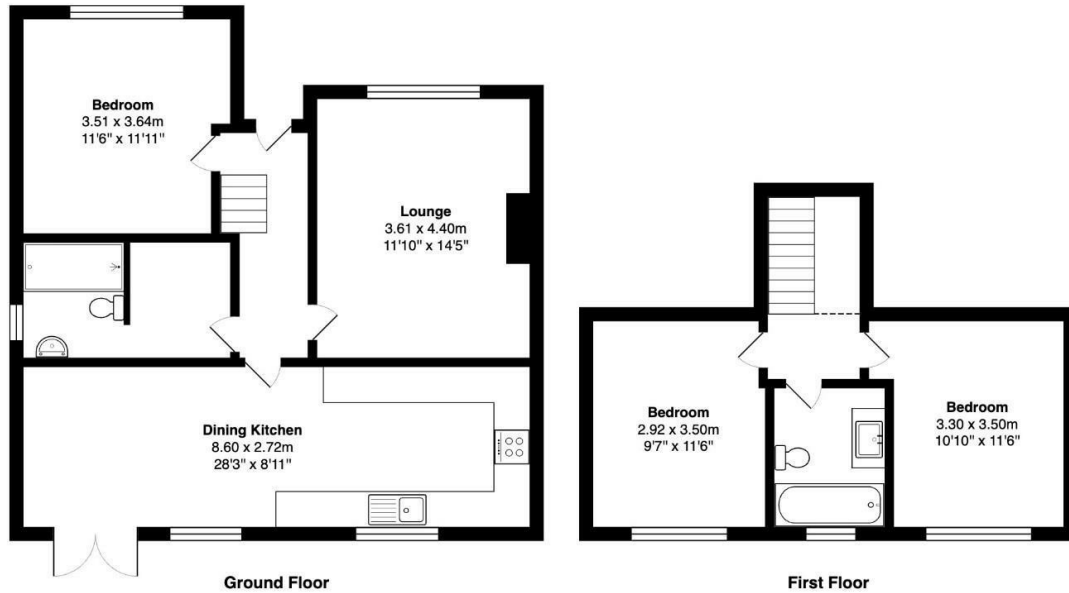
Property Images



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Floorplan



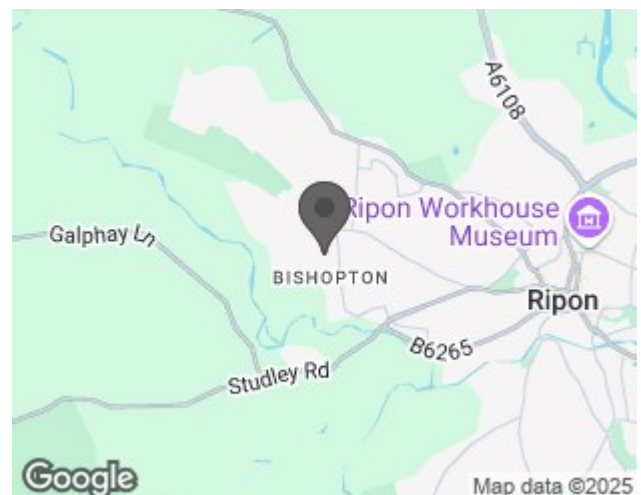
Total Area: 97.8 m² ... 1052 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	82
(81-91) B		
(69-80) C		
(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: Bungalow - Semi Detached Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

This delightful semi-detached dormer bungalow offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking a spacious home.

Upon entering, you are greeted by a thoughtfully designed living space that maximises both light and functionality. The spacious lounge features a multi-fuel burner, creating a warm and inviting atmosphere for relaxation. The heart of the home is undoubtedly the rear modern fitted kitchen, complete with built-in appliances and a dining area. Patio doors seamlessly connect this space to the beautifully manicured garden, allowing for effortless indoor-outdoor living.

The ground floor also boasts a double bedroom, a convenient shower room, and a separate boot room, perfect for storing outdoor gear. Ascending to the first floor, you will find two additional double bedrooms, each offering ample space and comfort. The luxurious modern bathroom, featuring a tub bath, provides a serene retreat for unwinding after a long day.

Outside, the rear garden is a true highlight, featuring a well-maintained lawn area, fenced boundaries for privacy, and a decked sitting area, ideal for alfresco dining or enjoying a quiet moment in the sun. Additionally, a concrete timber clad shed offers useful storage solutions, while the driveway accommodates parking for multiple vehicles, ensuring convenience for residents and guests alike.

This modern bungalow is a rare find in Ripon, combining stylish living with practical features in a desirable location. Don't miss the opportunity to make this lovely property your new home.

EPC AND FLOOR PLAN TO FOLLOW

Features

• BEAUTIFUL THREE BEDROOM DORMER BUNGALOW • MODERN DINING KITCHEN RUNNING ALONG THE REAR OF THE PROPERTY • SPACIOUS LOUNGE WITH MULTI FUEL BURNER • GROUND FLOOR DOUBLE BEDROOM • GROUND FLOOR SHOWER ROOM WITH SEPARATE BOOT ROOM • FIRST FLOOR TWO DOUBLE BEDROOMS • FIRST FLOOR MODERN BATHROOM WITH TUB BATH • LOVELY PRIVATE REAR GARDEN WITH DECKED AREA AND LAWN • USEFUL LARGE CONCRETE AND TIMBER CLAD SHED WITH DRIVE WAY FOR MULTIPLE VEHICLES • CLOSE TO LOCAL AMENITIES AND SCHOOLS