

# HUNTERS®

HERE TO GET *you* THERE

**Sunnyside Littlethorpe Lane, Ripon, HG4 1UB**

**Offers In The Region Of £575,000**

**Property Images**





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## Property Images



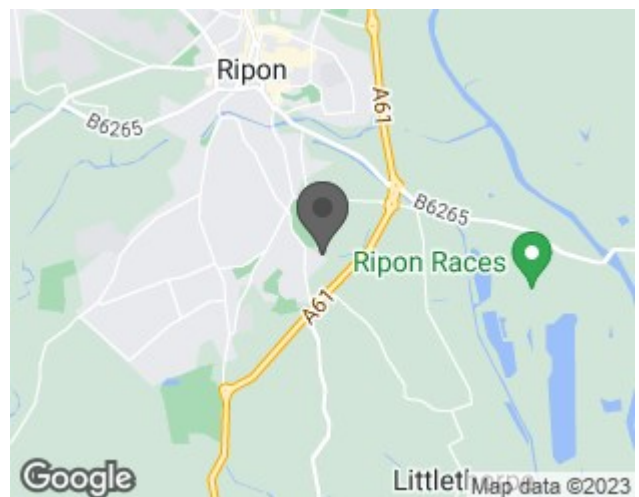
## Floorplan



## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: Bungalow - Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

\*\*\* Unexpectedly back on the market\*\*\* A very spacious four bedroom detached bungalow offering very versatile family living accommodation with three reception rooms, fitted breakfast kitchen, two bathrooms, extensive well manicured surrounding gardens with separate orchard area, double garage, carport and parking for multiple vehicles. All set within easy walking distance of the city centre.

The living accommodation includes a spacious entrance hall with a large storage cupboard, the fitted kitchen is beyond which has ample fitted wall and base units with centre island, some integrated appliances and space for large fridge freezer. There are three reception rooms, the formal lounge is the heart of this property and is a lovely spacious room with a modern inset fireplace. There are two further rooms which both over look the rear garden.

There are four double bedrooms, the master and guest bedroom is positioned at one end of the property with a modern shower room and there are two further bedrooms to the other side with a modern bathroom with separate shower. The layout is ideal if there is a dependant relative or children wishing to have their own separate end of the property.

Externally this impressive property sits within approximately 0.5 acres of surrounding gardens with mature planted trees and shrubs with various sitting areas throughout the garden and orchard garden. There is a detached double garage, carport and plenty of parking on the driveway for multiple vehicles.

Ideally placed on the outskirts of Ripon, but still within walking distance of the city so the property benefits from 'the best of both worlds' with the outlook being rural, but still within ease of access to Ripon City and the bypass, for those travelling further afield the A1 network is close by.

The property must be viewing to appreciate both the space in the bungalow and externally within the grounds.

## Features

• FOUR GOOD SIZED BEDROOMS • BATHROOM AND SHOWER ROOM • THREE RECEPTION ROOMS • SPACIOUS DINING KITCHEN • SURROUNDING GARDENS • DETACHED DOUBLE GARAGE • CAR PORT DRIVEWAY FOR MULTIPLE CARS • APPROXIMATELY 1/2 AN ACRE OF GARDEN • EASE OF ACCESS TO THE CITY CENTRE • VERY SPACIOUS DETACHED BUNGALOW