

HUNTERS®

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Ripley Way

Harrogate, HG1 3JE

Offers Over £270,000

Council Tax: C



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Utility Porch

Access via double glazed sliding doors, work surface with stainless steel work surfaces, plumbing and space for washing machine, space for tall fridge freezer, three UPVC double glazed windows to side elevation, tiled flooring, steps lead to:

Hallway

Access via secure stable style entrance door, radiator, laminate flooring, doors to:

Lounge

10'1" x 13'1" (3.08 x 3.99)
Inset Esse multi-fuel burner, TV point, wood flooring, radiator, lift leading down to Bedroom One, two UPVC double glazed windows to front elevation, UPVC double glazes French doors open to Balcony offering amazing elevated views.

Dining Room

10'1" x 12'6" (3.08 x 3.81)
Open plan to lounge, radiator, wood flooring, stairs leading to converted loft space, sliding patio doors to conservatory.

Kitchen

9'10" x 9'1" (2.99 x 2.77)
Quality modern fitted range of wall and base mounted units with Corian worktop over with inset one and a half sink unit and mixer tap, five burner range

cooker with extractor hood over and glazed splash back. Integrated appliances to include dishwasher and fridge freezer. UPVC double glazed window to front elevation.

Bedroom Two

10'0" x 9'5" (3.05 x 2.87)
UPVC double glazed window to rear elevation, laminate flooring, TV point.

Bathroom

Modern suite comprising corner bath with mixer tap and shower over, low level WC, pedestal wash hand basin with mixer tap, radiator, part tiled walls, UPVC double glazed window to side elevation, laminate tiled flooring.

Conservatory

7'9" x 9'1" (2.35 x 2.78)
Brick and UPVC construction, sliding patio doors to rear terrace, radiator, laminate flooring, inset ceiling spot lights.

Converted Loft Space

15'11" x 13'1" (4.85 x 4)
Velux window to rear elevation, laminate flooring, eaves storage.

Lower Ground Floor Bedroom

10'1" x 18'1" (3.08 x 5.52)
Access via lift from lounge or via UPVC door from the front of the property, wood flooring, range of fitted wardrobes, fitted cupboard, radiator, sliding door to:

En-Suite Shower Room

Shower cubicle with shower over, low level WC, wall mounted sink with cupboards under, two further storage cupboards, radiator, part tiled walls, tiled floor, UPVC double glazed window to front elevation.

Outdoor Space

Electric double gates give access to driveway providing off road parking for a number of cars and an enclosed seating area. Gates access and steps lead to the side of the property with wood store and further storage. Further gate gives access to entrance door. The rear garden is a very good size and split of three tiers with large ornamental pond various seating areas and to the top tier are two workshop/shed with power and light.

EPC

Environmental impact as this property produces 4.5 tonnes of CO2.

Material Information

Tenure Type; Freehold
Council Tax Banding; D
EPC: C

A rare opportunity to purchase a superbly presented two double bedroom semi-detached bungalow with useable loft space and enjoying an elevated position with balcony offering views over surrounding countryside. The property has undergone a recent programme of refurbishment by the current owners and is situated in a highly sought-after cul-de-sac location in Bilton.

Presented to a very high standard throughout, the accommodation offers spacious, flexible living and comprises: Utility area, hallway, lounge with Esse multi fuel burner, double doors open to balcony with amazing open views and there is a lift leading down to bedroom one, dining room, conservatory, modern dining kitchen with range cooker, bedroom and modern bathroom. Stairs lead from the dining room to usable loft space with Velux window and there is a lower ground floor bedroom with en-suite shower room accessed via lift from the lounge or from the front of the property.

To the outside a driveway is accessed via secure electric gates and offers ample off-road parking for a number of vehicles. There is an enclosed terrace garden area also. Gated access and steps lead to a side garden area with log store and steps again lead to the main entrance door. The rear generous low maintenance garden has three tiers with large, raised pond, various seating area and on the top tier are two workshop/sheds with power.

- Attractive refurbished home
- Generous split level gardens
 - Converted loft space
- Lower ground en-suite bedroom with lift
 - Modern kitchen & bathroom
 - Balcony with amazing views
 - Lounge with log burner
- Off road parking for a number of vehicles



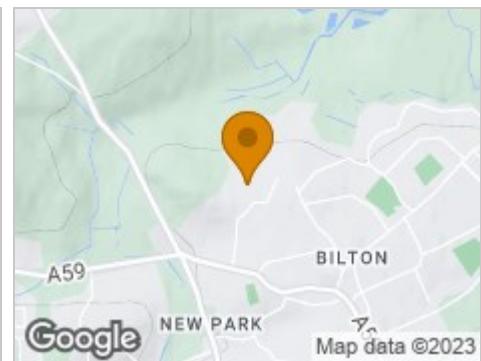
Road Map



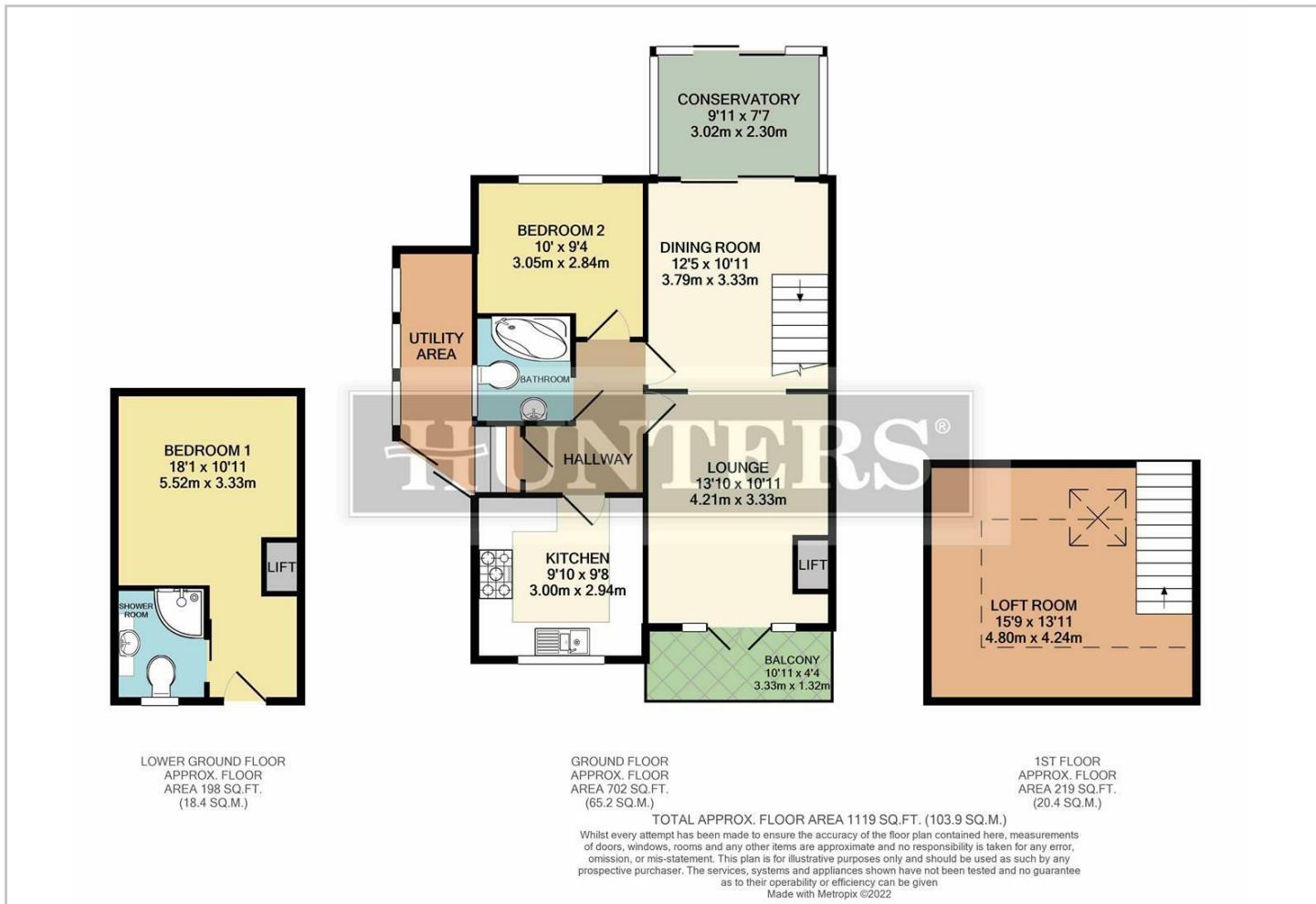
Hybrid Map



Terrain Map



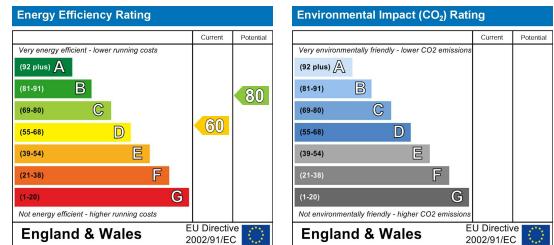
Floor Plan



Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.