

# HUNTERS®

HERE TO GET *you* THERE

**3 Primrose Drive, Ripon, HG4 1EY**

**Offers Over £300,000**

Property Images





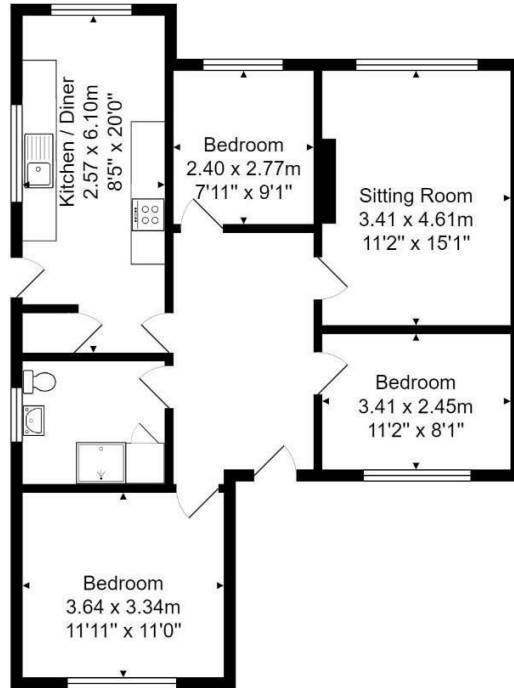
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## Property Images



## Floorplan



Total Area: 77.4 m<sup>2</sup> ... 833 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Bungalow - Semi Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold



## Summary

\*\*\* New price a must view property in a fabulous location\*\*\*Welcome to this spacious semi-detached bungalow nestled in the coveted North side of Ripon, conveniently situated just off Palace Road. Meticulously cared for over the years, this property embodies comfort and functionality.

Upon entering, you are greeted by a generously proportioned entrance hall that seamlessly merges practicality with elegance. With ample space to accommodate a dining table, this area sets the tone for sociable gatherings and warm family meals.

The heart of the home unfolds into a tastefully designed lounge, offering a sanctuary of relaxation and entertainment. Adjacent to the lounge, discover the inviting dining kitchen, with space for free standing appliances.

This bungalow boasts a well-appointed shower room, providing convenience and comfort for residents and guests alike. With three bedrooms, each offering a serene retreat from the hustle and bustle of everyday life.

Step outside to embrace the enchanting outdoor oasis. The rear mature terraced gardens garden beckons with its lush lawn, inviting sunken patio area, and a charming greenhouse, inviting you to indulge your green thumb. A garden store offers practical storage solutions, ensuring your outdoor space remains organized and uncluttered.

At the front, a neatly manicured lawn welcomes you, while a driveway provides convenient off-street parking. The garage, complete with a utility space at the back, offers additional storage and functionality, complemented by an electric up-and-over door for ease of access.

With its prime location, thoughtful design, and enchanting outdoor spaces, this semi-detached bungalow promises a lifestyle of comfort, convenience, and serenity in the heart of Ripon's desirable North side.

## Features

• SEMI DETACHED BUNGALOW • THREE BEDROOMS • LOUNGE • DINING KITCHEN • SHOWER ROOM • DINING HALL • GARDENS • DRIVEWAY • GARAGE • EPC RATING - D