

# HUNTERS®

HERE TO GET *you* THERE

33 Whitcliffe Lane, Ripon, HG4 2JN

Offers Over £350,000

Property Images



# HUNTERS<sup>®</sup>

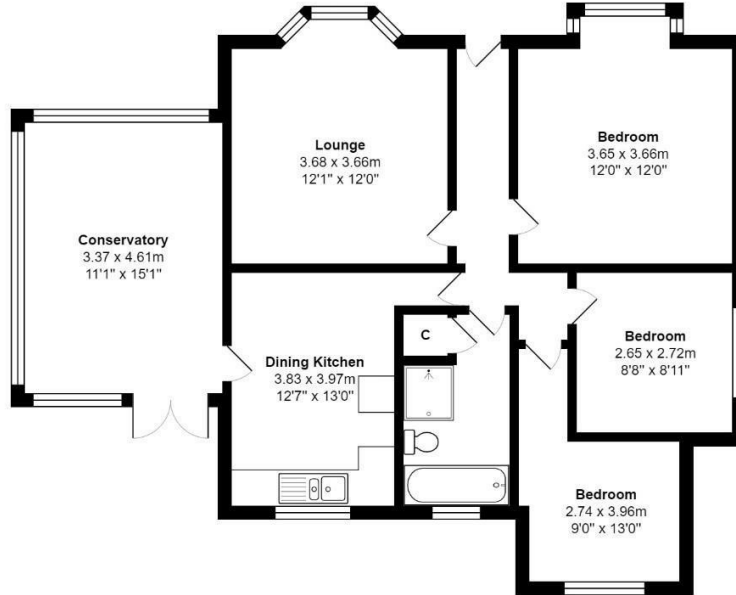
HERE TO GET *you* THERE

## Property Images





## Floorplan



Ground Floor

Total Area: 86.5 m<sup>2</sup> ... 931 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>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>58</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 - Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Welcome to this three bedroom detached bungalow which offers huge scope for both extension and improvement throughout subject to necessary permissions required, allowing you to tailor the property to your preferences and needs. This property boasts a spacious and bright lounge with bay window, sizeable conservatory which sits off the fitted kitchen there are three bedrooms and a bathroom the property also boasts a spacious loft area.

Situated on a substantial plot with surrounding gardens laid mainly to lawn with established borders with parking for multiple vehicles and a detached single garage this property has endless potential and must be viewed

The property comes with central heating and double glazing and is situated in a convenient position with easy access of the city centre local amenities and the local bus route as well as lots of lovely walks within a few minutes.

## Features

- DETACHED BUNGALOW • THREE BEDROOMS • LOUNGE • CONSERVATORY • KITCHEN • HOUSE SHOWER ROOM • GOOD SIZED LOFT • EXTENSIVE GARDEN • PARKING FOR MULTIPLE VEHICLES • SINGLE GARAGE