

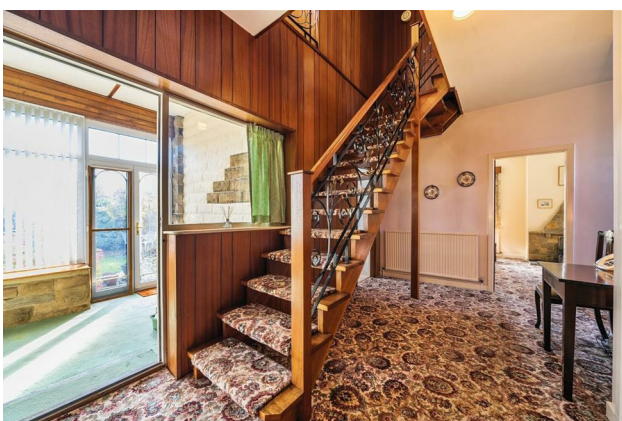
HUNTERS®

HERE TO GET *you* THERE

2 High Cleugh, Ripon, HG4 2QA

Asking Price £475,000

Property Images



HUNTERS[®]

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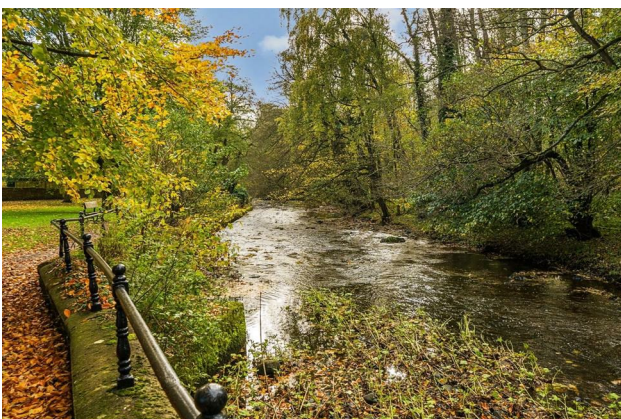
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High Cleugh, Ripon, HG4

Approximate Area = 2253 sq ft / 209.3 sq m

Garage = 331 sq ft / 30.7 sq m

Total = 2584 sq ft / 240 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Hunters Property Group. REF: 1207430

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	55	
(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: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Nestled in a prime, sought after location in Ripon, this impressive four bedroom dormer bungalow presents an exciting opportunity to craft a modern family haven. Benefiting from spacious rooms and a well designed layout, this ideal family home offers a wealth of potential, inviting you to add your personal touch.

Upon entering, a welcoming entrance hall leads to a generous living room, perfect for relaxation and entertaining. A light filled sun lounge overlooks the gardens, creating a cosy retreat all year round. The ground floor also boasts two bedrooms, one of which can easily double as a formal dining room, alongside a family bathroom. The kitchen, with access to a covered area leading to a traditional coal house and a convenient WC, provides a functional and flexible space to envision your dream culinary hub.

The first floor offers a roomy landing that could serve as an additional bedroom or home office if reconfigured, accompanied by two generously sized double bedrooms and a washroom with WC and basin, catering to the needs of a growing family.

Externally, the property is set within beautifully maintained gardens, mainly laid to lawn, offering ample space for outdoor enjoyment. A private driveway provides off street parking and leads to a detached garage with an electric up and over door for added convenience.

This home, ready for modernisation, promises incredible potential to transform into a truly bespoke property.

Set in this enviable position with beautiful views towards the Green which follows the river Skell and offers fabulous walks within the surrounding area and up to Fountains Abbey. Ripon city is very easily accessible and within a 10-15 min walk which offer a full range of amenities for everyday living.

Features

• DETACHED DORMER BUNGALOW • FOUR BEDROOMS • TWO RECEPTION ROOMS • KITCHEN • TWO BATHROOMS • SURROUNDING GARDENS • GARAGE • DRIVEWAY