

HUNTERS®

HERE TO GET *you* THERE

9 Sandy Lane, Ripon, HG4 2PD

Offers Over £325,000

Property Images

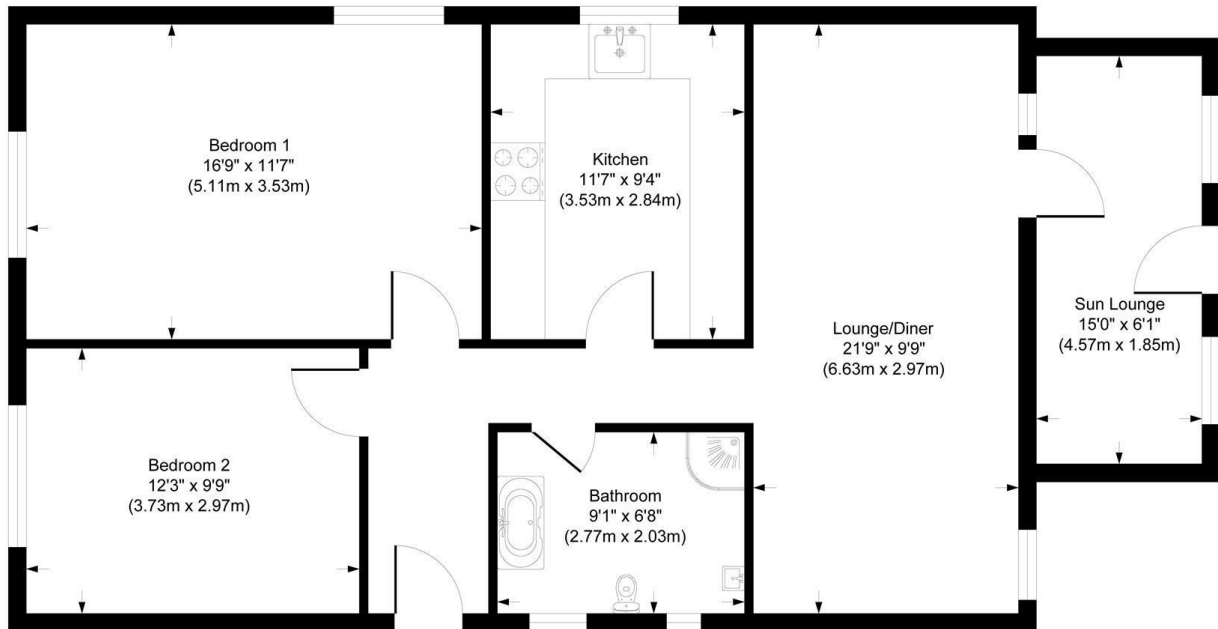


Property Images



Floorplan

Approximate Gross Internal Area
892 sq ft - 83 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	85
(81-91) B		
(69-80) C		
(55-68) D		
(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: Bungalow - Detached Beds: 2 Bathrooms: 1 Receptions: 1
Tenure: Freehold

Situated on the desirable south side of Ripon, this beautifully presented detached bungalow offers modern and versatile living within a peaceful setting. Originally a three bedroom home, it has been thoughtfully reconfigured to enhance space and functionality, with the option to easily reinstate the third bedroom if desired.

Step into the welcoming entrance hall, leading to a contemporary fitted kitchen designed for culinary enthusiasts. Featuring high spec built in Neff appliances, including an oven with added steam function, a microwave, warming drawer, downdraft induction hob, integrated dishwasher, built in fridge and freezer and a convenient boiling water tap, making it the perfect blend of luxury and functionality.

The living areas are a true highlight. A lounge/dining room—created from two former bedrooms—flows seamlessly into a bright and airy sun lounge, offering direct access to the garden. The property also boasts a stunning modern bathroom, complete with a luxurious whirlpool bath and separate shower, perfect for relaxing after a long day, alongside two spacious double bedrooms that provide restful retreats.

Externally, the property enjoys generous gardens, laid mainly to lawn with charming paved areas, ideal for entertaining or peaceful enjoyment. There is ample opportunity for extension to the side and rear (subject to necessary consents), making it a home with potential as well as immediate appeal.

Completing the offering is a detached garage with equipped with mains power and fluorescent lighting and two driveways, ensuring plentiful off street parking.

This exceptional bungalow combines comfort, style, and scope for future enhancement, all within a highly desirable location. Don't miss the chance to make this your forever home

Features

• DETACHED BUNGALOW • RECONFIGURED FORMERLY THREE BEDROOMS • TWO DOUBLE BEDROOMS (ORIGINALLY 3, EASILY CONVERTIBLE BACK) • STUNNING BATH AND SHOWER ROOM • MODERN FITTED KITCHEN • OPEN LOUNGE/DINING ROOM • SUN LOUNGE • SURROUNDING GARDENS • GARAGE & TWO DRIVEWAYS • EPC RATING - C