

# HUNTERS®

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38 Regency Place, West Tanfield, Ripon, HG4 5FD

Offers Over £339,500

Property Images



# HUNTERS®

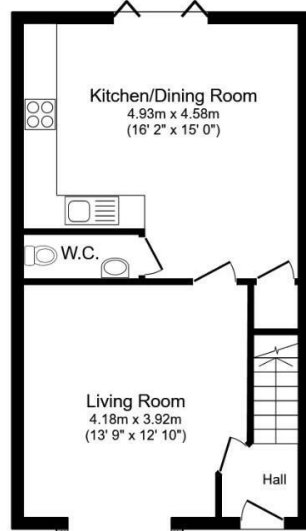
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## Property Images

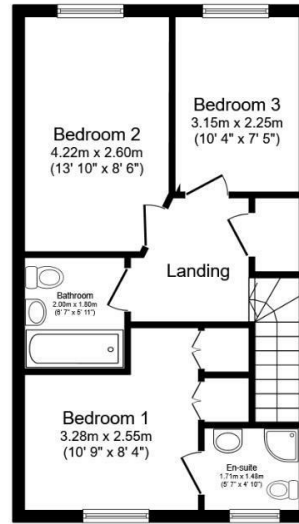




## Floorplan



**Ground Floor**  
 Floor area 44.8 m<sup>2</sup> (482 sq.ft.)



**First Floor**  
 Floor area 43.7 m<sup>2</sup> (470 sq.ft.)

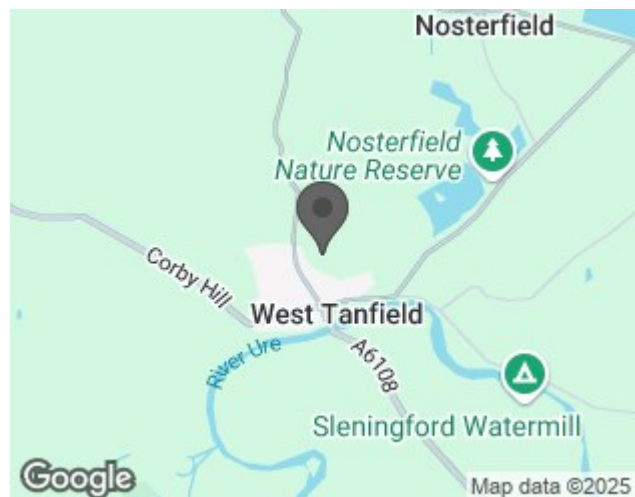
**TOTAL: 88.5 m<sup>2</sup> (952 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) <b>A</b>		84	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

### Beautifully Presented Three Bedroom Detached Home in West Tanfield

Nestled in the popular village of West Tanfield, this stunning three bedroom detached home, built in 2020, offers contemporary living in a fantastic setting. Ideally located near Ripon, Masham, and excellent transport links, this property is perfect for families and professionals alike.

Upon entering, you are welcomed into an entrance hall leading to a stylish lounge, complete with a charming bay window that fills the space with natural light. The heart of the home is the impressive dining kitchen, boasting high quality integrated appliances and elegant bifolding doors that open seamlessly into the rear garden, perfect for entertaining. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property features three generously sized bedrooms, including a master bedroom with its own en suite shower room. The remaining bedrooms are well proportioned and share a modern family bathroom.

Externally, the enclosed rear garden is mainly laid to lawn, with a paved patio area providing a private and secure outdoor space with a useful storage shed. The front garden adds further kerb appeal, while the driveway offers off street parking for multiple vehicles.

This beautifully presented home in a highly desirable village location offers a perfect blend of modern comfort and rural charm—early viewing is highly recommended.

## Features

• DETACHED MODERN HOUSE BUILT IN 2020 • THREE BEDROOMS • MASTER EN SUITE SHOWER ROOM • HOUSE BATHROOM • DINING KITCHEN WITH BIFOLDING DOORS • LOUNGE • DOWNSTAIRS WC • ENCLOSED REAR GARDEN • DRIVEWAY PROVIDING OFF STREET PARKING • EPC RATING - B