



52 Moorside Dale, Ripon HG4 2RZ
Offers In The Region Of £199,950



JOPLINGS
Property Consultants



52 MOORSIDE DALE

RIPON, HG4 2RZ

Welcome to Moorside Dale, Ripon - a charming location on the popular south side of Ripon. This delightful two-bedroom semi-detached bungalow is nestled in a quiet cul-de-sac, offering peace and tranquillity.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts two well-proportioned bedrooms, ideal for a small family or those looking for a spare room or home office.

The terraced garden to the rear provides a lovely outdoor space where you can enjoy the fresh air and perhaps cultivate your own little garden oasis.

Although the property dates back to the 1980s, it presents a fantastic opportunity for those with a vision. A little updating could transform this bungalow into a modern and stylish abode tailored to your tastes.

Don't miss out on the chance to make this house your home. Embrace the potential this property holds and envision the possibilities that await you in this lovely corner of Ripon.

ENTRANCE PORCH

3'4 x 4'5 (1.02m x 1.35m)

UPVC part-glazed door gives access into the entrance porch with further double glazed windows to the side and the rear. Tiled flooring. Part-glazed door leads into the property.

HALLWAY

L-shaped hallway. Radiator. Loft access.

LIVING DINING ROOM

UPVC double glazed window overlooking the front garden. Gas fire set within a composite stone fireplace. Radiator.

KITCHEN

UPVC double glazed window to the rear. Range of base and wall units with coordinating work surface over. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space for oven. Space for fridge freezer. Space and plumbing for washing machine. Built-in cupboard with Worcester combi boiler. Extractor. Radiator



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BEDROOM ONE

UPVC double glazed window overlooking the rear garden. Radiator.

BEDROOM TWO

UPVC double glazed window to the front. Radiator.

SHOWER ROOM

UPVC opaque double glazed window to the side. Suite comprising: walk in shower cubicle with glazed shower screen and thermostatically controlled shower, wash hand basin with vanity cupboard unit under and WC. Fully-tiled walls. Radiator and ladder style towel rail.

TO THE OUTSIDE

TO THE FRONT

Open garden mainly laid to lawn.

TO THE REAR

Wrought iron pedestrian access gate leads into the garden from the side pathway. Hedged and fencing boundaries. The rear garden is tiered over four levels. At the outside of the property on the top level is a paved patio seating area. A pathway and steps lead down the garden to a further paved area and two lawned areas.



GARAGE

Single garage with up and over door.

SERVICES

Mains Water
Electricity
Drainage
Gas central heating

COUNCIL TAX

Council Tax Band B

OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m
Friday 9:00 to 5:00
Saturday 9.00 a.m - 1.00 p.m
Sunday Closed

JOPLINGS INFORMATION

Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.

DIRECTIONS

Head out of Ripon towards Harrogate on the Harrogate Road. At the traffic lights, turn right into Moorside Dale. Take the next right into a cul-de-sac and the property can be found on the right hand side, identified by our For Sale board.

A BIT ABOUT RIPON

Ripon is the third smallest city in England and is known for the imposing Cathedral, Ripon Racecourse and the nearby, Fountains Abbey and Studley Royal Gardens. Ripon Market Place is at the centre of the City with a variety of local shops and amenities within easy walking distance. It also benefits from a variety of Primary Schools which feed into the renowned Ripon Grammar School and The Outwood Academy.

Ripon History ...

The town Bell-Man rings the Corn Bell on Thursday morning at 11am to officially announce the start of trading. The Hornblower (the Wakeman) blows his horn on each corner of the market Obelisk at 9pm every night to set the watch.

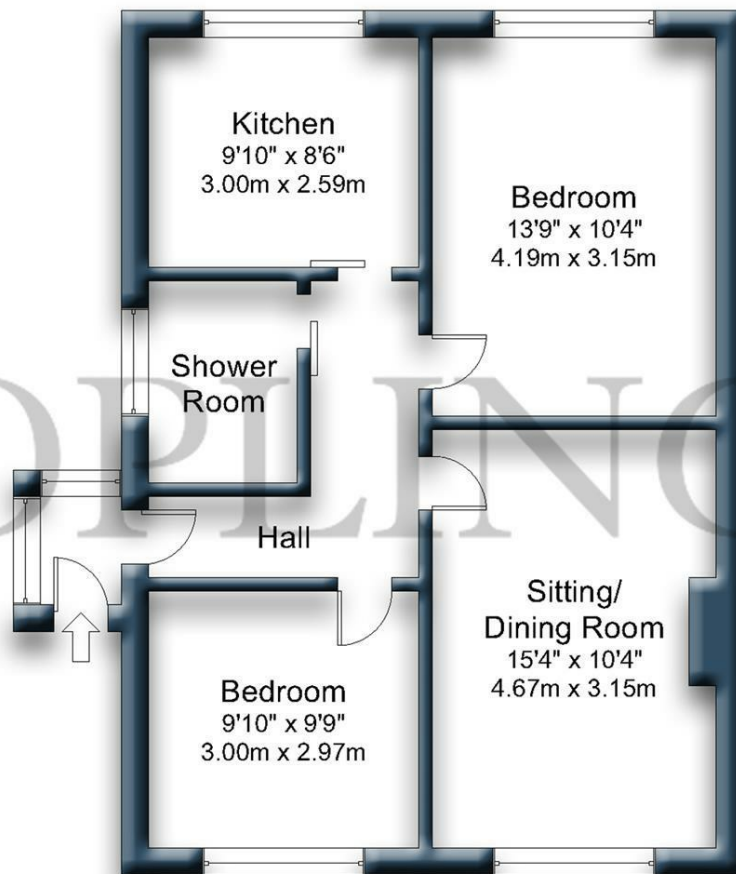
For those who commute ...

Ripon has good links for the A1 and A19. The Number 36 bus leaves Ripon approximately every 15 minutes for Harrogate and then on to Leeds. For the train, Thirsk is approximately 21 minutes or Harrogate is approximately 29 minutes away. For travelling further afield, Leeds Bradford Airport is approximately 46 minutes travelling distance.





FLOOR PLANS



Gross internal floor area (approx.): 58.5 sq m (630 sq ft)

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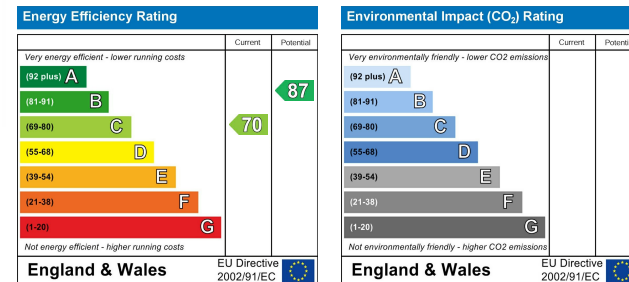
VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



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