



33 Mallorie Park Drive, Ripon HG4 2QD  
Offers In The Region Of £375,000



**JOPLINGS**  
Property Consultants







# 33 MALLORIE PARK DRIVE

## RIPON, HG4 2QD

Viewings to begin from July 5th. Don't miss out on this fantastic opportunity!

Situated in a popular and well-regarded location, this lovely bungalow boasts a spacious L-shaped living dining room, perfect for entertaining guests or relaxing with your family. With one reception room, three bedrooms, and two bathrooms, this property provides ample space for comfortable living.

The single-level layout of this house ensures easy access and convenient living for all. Since purchasing the property, the owner has completed a number of updates including a changing the layout to give the master bedroom an ensuite shower room.

Step outside to discover a beautiful garden, laid to lawn with mature trees and borders, vegetable bed and paved patio seating area ideal for enjoying a morning coffee or hosting summer barbecues.

Arrange your viewing today and make this lovely home yours.

### ENTRANCE

Partially opaque glazed UPVC front entrance door with further opaque glazed side panel gives access into the property.

### HALLWAY

L-shaped hallway with built-in cloaks cupboard. Consumer unit. Radiator.

Loft access - vendor has informed Joplings that there is an access ladder and the loft is partially boarded out for storage and has power and light. The Vaillant gas combi boiler is in the loft space.

### LIVING DINING ROOM

A light and spacious L-shaped room with access from the hallway and into the kitchen and UPVC double glazed windows to the front and side. Gas fire set on a marble hearth. Radiators.

### KITCHEN

UPVC double glazed window and a further partially glazed UPVC door giving access out to the side pathway. A range of base and wall units with coordinating work surface over. One and a half Franke stainless steel sink and drainer with mixer tap. Tiled splashbacks. Induction hob with stainless steel and glass extractor over. Washing machine. Space and plumbing for dishwasher and fridge freezer. Eye-level electric double oven and grill. Built-in storage cupboard. Radiator.

### BEDROOM ONE

A double bedroom with UPVC double glazed windows overlooking the rear garden benefiting from black out blinds. Built-in partially mirrored sliding door wardrobes. Radiator.



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### ENSUITE

Opaque UPVC double glazed window to the side. Suite comprises: Fully tiled walk-in shower cubicle with thermostatically controlled shower and back to unit wash hand basin and WC with tiled splashbacks. Extractor. Chrome ladder style towel rail.

### BEDROOM TWO

A double room with UPVC double glazed windows overlooking the rear garden. Radiator.

### BEDROOM THREE

A good-sized single bedroom or home office with UPVC double glazed window to the side. Pine wall-mounted shelving. Radiator.

### HOUSE BATHROOM

Opaque UPVC double glazed window to the side. Suite comprises: P-shaped bath with shower tap, wash hand basin with mixer tap with wall-mounted vanity drawers under and low-level WC. Partially tiled walls. Chrome ladder style towel rail.

### TO THE OUTSIDE

#### GARDEN

A pretty rear garden with lawned area with mature shrubs and trees a corner patio seating area for al-fresco dining. The garden also benefits from a vegetable growing area at the rear and a fruit bed with apple trees, pear tree and raspberry canes to the side. Pathways lead around to both side with pedestrian access gates giving access to the front of the property. The front garden is gently sloping with open aspect and is mainly laid to lawn with a border in front of the living dining room window planted with mature shrubs and trees.

#### SHED

Timber shed with access door and window to the side.

#### GARAGE

Single garage with electric up-and-over door and power and light. Built-in storage cupboards. Pedestrian access door to the side and window to the rear.

#### PARKING

Driveway parking.





### SERVICES

Mains water and drainage  
Electricity  
Drainage  
Gas central heating

### COUNCIL TAX

Council Tax Band D

### PLANNING

We would advise that you visit the NYC Planning Portal for further information regarding local planning permissions.

### TELEPHONE AND BROADBAND

See Ofcom checker and Openreach website for more details.

### ADDITIONAL INFORMATION

Since taking ownership of the property, the bungalow has been through a series of maintenance works and updating. The vendor has replaced all soffits, fascias and guttering with their UPVC equivalent. The roof ridge tiles have been replaced. The front and rear doors plus all the internal doors have been upgraded. The gas central heating boiler was replaced in 2017. The property has been rewired and the vendor has a certificate dated January 2014.

### OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m  
Friday 9.00 am - 5.00 pm  
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

From Ripon Market Place proceed down Westgate. At the junction bear left. Take the first turning on your left into Firby Lane. At the bottom of the hill, turn right onto Mallorie Park Drive. The property can be found on the right hand side opposite a grassy area next to the River Skell.

### 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 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.



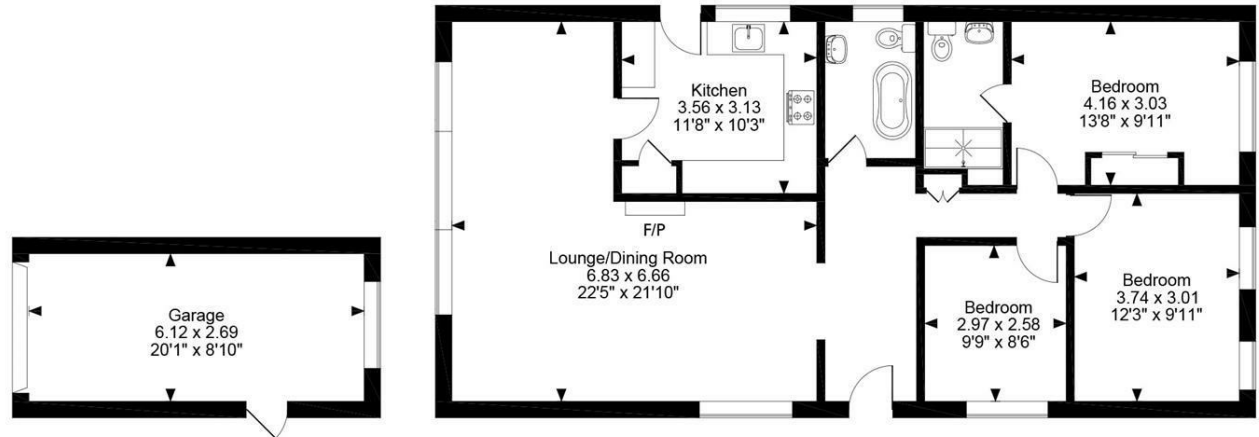
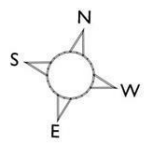






# FLOOR PLANS

33 Mallorie Park Drive, Ripon  
 Approximate Gross Internal Area  
 Main House = 99 Sq M/1066 Sq Ft  
 Garage = 16 Sq M/172 Sq Ft  
 Total = 115 Sq M/1238 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

# LOCATION MAP



# ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>68</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
			<b>82</b>

# VIEWING

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

## Joplings Property Consultants

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