

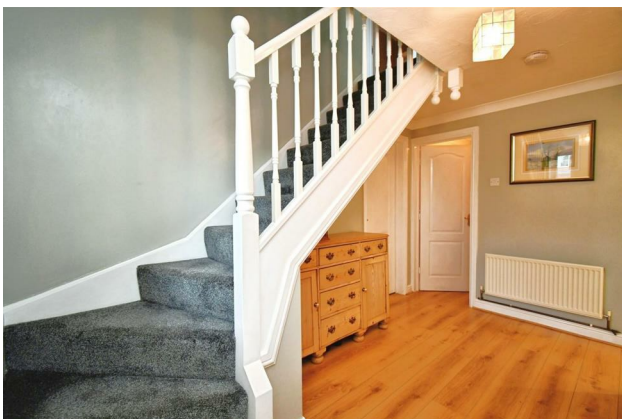
# HUNTERS®

HERE TO GET *you* THERE

**29 Bellman Walk, Ripon, HG4 2TY**

**Asking Price £450,000**

**Property Images**



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## Property Images



## Floorplan

## EPC

| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         |                                                                                     |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            | 76                      | 80                                                                                  |
| (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: 6 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

This delightful detached family home offers a perfect blend of comfort and modern living. The property spans an impressive 1,502 square feet and features a well-thought-out layout that caters to the needs of a growing family.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining. The lounge boasts doors that open directly to the enclosed rear garden, creating a seamless connection between indoor and outdoor spaces. The fitted kitchen is well-equipped for culinary enthusiasts, while the adjoining dining room provides a lovely setting for family meals. A convenient ground floor WC adds to the practicality of the home.

The first floor is home to the master bedroom, which benefits from a modern ensuite bathroom, ensuring a private retreat for the homeowners. Additionally, there is a further house bathroom on this level, serving the other bedrooms. Ascending to the second floor, you will find two more bedrooms, complemented by eaves storage, perfect for keeping your living spaces tidy.

The enclosed rear garden, with its fenced boundaries, offers a safe haven for children and pets to play, as well as a lovely sitting area for outdoor relaxation. The property also features a double garage with power, providing ample storage and parking options, along with a driveway that accommodates multiple vehicles.

With central heating and double glazing which was replaced 2025 to include new rear door which ensures warmth and comfort all year round. This property is an excellent opportunity for those seeking a spacious family home in a desirable location.

NB all buyers will need to be qualified by New Homes Mortgages before offer is accepted.

## Features

• FIVE/SIX BEDROOM DETACHED AND EXTENDED HOME • TWO RECEPTION ROOMS • FITTED KITCHEN • GROUND FLOOR WC • MASTER BEDROOM WITH EN-SUITE • HOUSE BATHROOM • REAR ENCLOSED GARDEN • DOUBLE GARAGE • DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES • CENTRALLY HEATED AND DOUBLE GLAZED