

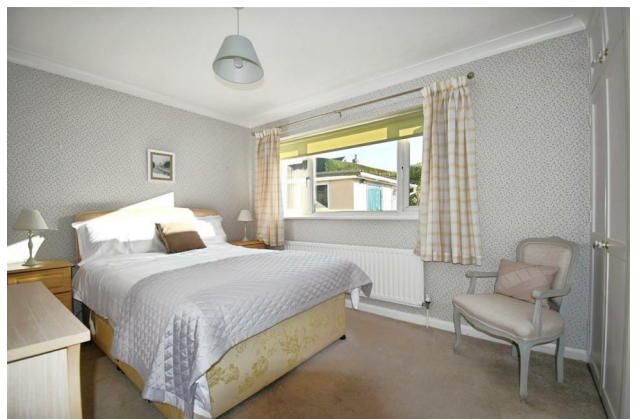
HUNTERS®

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33 Sandy Lane, Ripon, North Yorkshire, HG4 2PD

Offers Over £350,000

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Floorplan



Total area: approx. 106.7 sq. metres (1148.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

33 Sandy Lane, RIPON

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Nestled in the charming area of Sandy Lane, Ripon, this well-presented three-bedroom detached bungalow offers a delightful blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and well planned with plenty of storage, catering to all your culinary needs.

This bungalow features three bedrooms, one of which is currently utilized as a dining room, allowing for flexible living arrangements to suit your lifestyle. This also leads to a rear conservatory, which is flooded with natural light and provides a serene space to enjoy the patio garden. The house bathroom boasts a four-piece suite, with separate shower and bath, ensuring that you have ample space for your daily routines.

The bungalow is situated on a generous corner plot, offering extensive parking options and a large garage with rear utility area with gardeners WC and separate storage shed ideal for those with multiple vehicles or who just love space.

The outdoor space is equally impressive, with a well-maintained lawn, planted borders, and a low-maintenance sitting area, perfect for enjoying the fresh air without the burden of extensive upkeep. This property is not just a house; it is a home that promises comfort and a peaceful lifestyle in a desirable location. Whether you are looking to downsize or seeking a tranquil retreat, this bungalow is a must-see.

Features

• THREE BEDROOM DETACHED BUNGALOW • SPACIOUS LOUNGE • FITTED KITCHEN • HOUSE BATHROOM WITH FOUR PIECE SUITE • REAR CONSERVATORY • EXTENSIVE DRIVEWAY WITH AMPLE PARKING • LARGE GARAGE • CORNER PLOT WITH PLANTED BORDERS AND LAWN • VERY PRIVATE TO THE REAR WITH LOW MAINTENANCE PATIO AREA • EASY ACCESS TO THE LOCAL SHOP/POST OFFICE AND BUS ROUTE FOR THE CITY CENTRE