

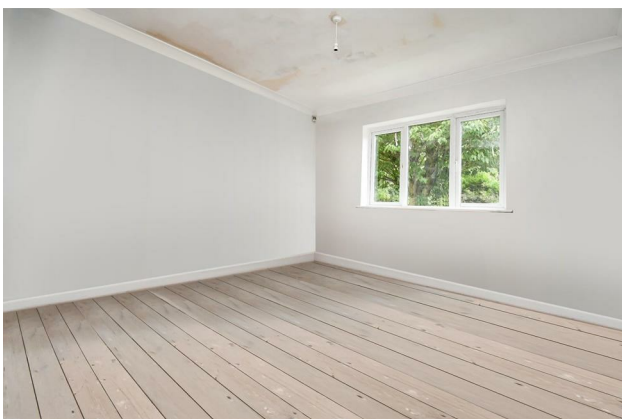
# HUNTERS®

HERE TO GET *you* THERE

**5 Thorpe Chase, Ripon, North Yorkshire, HG4 1UA**

**Offers In The Region Of £500,000**

**Property Images**



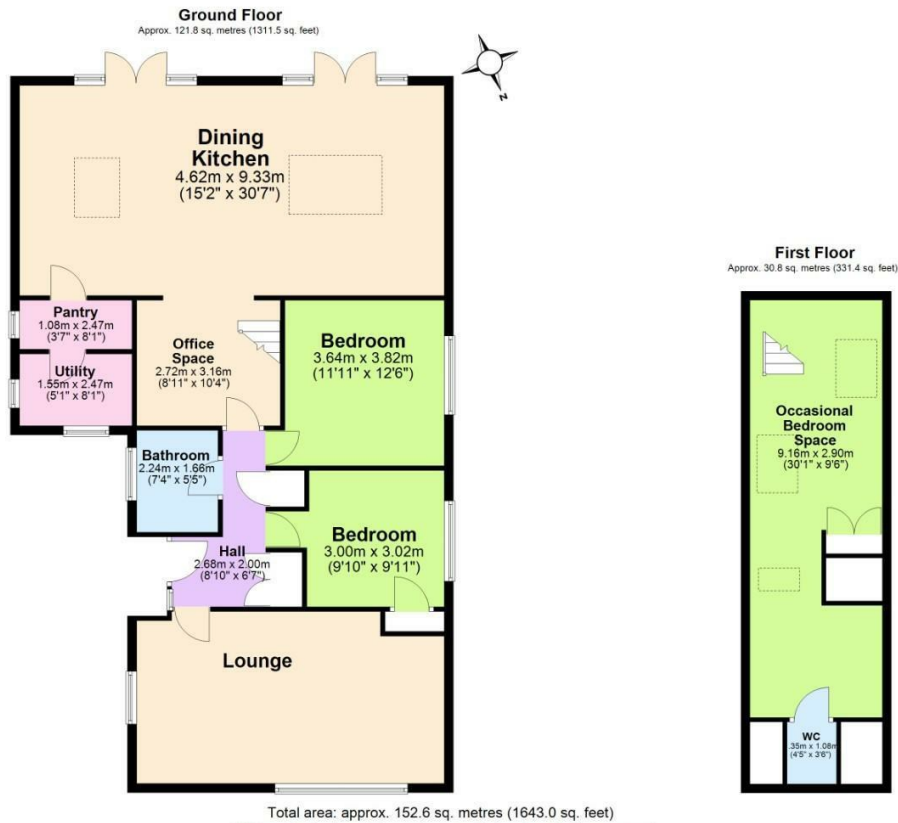
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## Property Images



## Floorplan



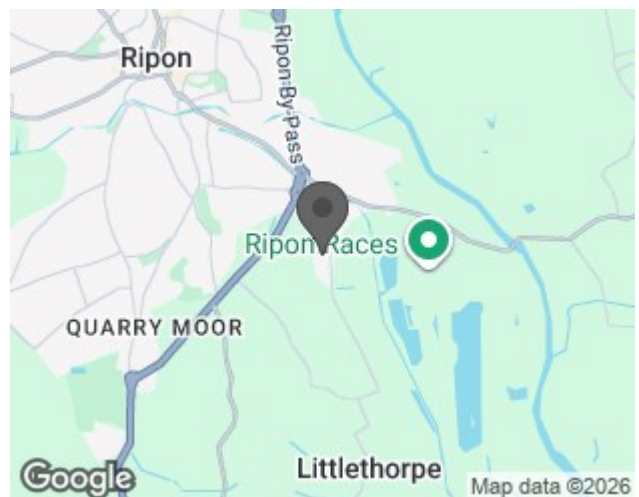
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

5 Thorpe Chase, Littlethorpe

## EPC

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>79</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>54</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: Bungalow - Detached Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Tucked away in a peaceful cul-de-sac on the outskirts of Ripon, this extended detached bungalow offers a rare opportunity to acquire a property that is currently undergoing extensive refurbishment, set in ample gardens/woodland with delightful views on the outskirts of Ripon city.

Once complete, the property will provide generous and flexible accommodation ideal for modern family living. The layout includes an inviting entrance hall, a superb open plan living dining kitchen featuring two stunning skylights and twin sets of double patio doors leading out to the garden – creating a bright and sociable space. A walk in pantry and separate utility room add excellent practicality, while there is also a dedicated office space, a comfortable lounge, a contemporary shower room, and two well proportioned bedrooms to the ground floor.

A space saving staircase leads to a versatile loft area, planned as an occasional third bedroom with an ensuite WC – perfect for guests, a hobby room or additional workspace.

Externally, the property occupies a generous plot with surrounding gardens mainly laid to lawn, complemented by a lovely woodland area and open paddock views to the rear. A private driveway provides off street parking for multiple vehicles.

This is a wonderful opportunity to secure a detached bungalow in a sought after position, with the scope to influence the final finish to your own style and preferences.

Viewing is highly recommended to appreciate the setting and potential on offer.

## Features

• EXTENDED DETACHED BUNGALOW • CURRENTLY UNDERGOING EXTENSIVE REFURBISHMENT • BRIGHT AND SPACIOUS LIVING/DINING KITCHEN • WALK IN PANTRY AND UTILITY ROOM • PLANNED STUDY SPACE • SEPARATE SPACIOUS LOUNGE TO THE FRONT • TWO DOUBLE GROUND FLOOR BEDROOMS AND SEPARATE BATHROOM • USEFUL EXTENSIVE LOFT TO FIRST FLOOR WITH SPACE SAVING STAIR ACCESS • EXTENSIVE SURROUNDING GARDENS/WOODLAND DRIVEWAY • EPC RATING - TBC ONCE FINISHED