

# HUNTERS®

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**Downlands North Stainley, Ripon, HG4 3HX**

**Offers Over £599,999**

Property Images



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Approximate Gross Internal Area  
1792 sq ft - 166 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Bungalow - Detached Beds: 3 Bathrooms: 3 Receptions: 2 Tenure: Freehold

## Summary

This substantial three double bedroom detached bungalow is presented in immaculate condition throughout and enjoys a private, tucked away position down a sweeping driveway, with far reaching views across fields to the rear, set well back from the main road in the highly sought after village of North Stainley, near Ripon.

The property is approached via a generous driveway, offering a sense of privacy and ample off street parking for multiple vehicles. Upon entering, a welcoming entrance hall provides access to a useful utility cupboard. The spacious lounge is a standout feature, complete with a charming log burning stove, creating a warm and inviting atmosphere, while a conservatory offers additional versatile living space with pleasant views over the garden.

At the heart of the home is an impressive open plan living dining kitchen, thoughtfully designed with a range of built in appliances and a central island with space for a range style cooker. Patio doors open directly onto the garden, making it an ideal space for both everyday living and entertaining.

The bungalow offers three well proportioned double bedrooms. The principal bedroom benefits from a dressing area with walk in wardrobes and a generous ensuite shower room featuring twin sinks. The second bedroom is also a good size and enjoys its own ensuite shower room. The third bedroom is currently utilised as a sun lounge by the present owners and features double doors leading out to the garden, offering flexibility of use. A modern house bathroom completes the internal accommodation.

Externally, the property is surrounded by well maintained gardens, laid to lawn, along with a large paved patio area—perfect for outdoor dining while enjoying stunning open views across neighbouring land.

This exceptional home combines space, privacy and high quality presentation in a desirable village setting, making it an ideal choice for a wide range of buyers.

## Features

- SUBSTANTIAL DETACHED BUNGALOW
- PRIVATE SET BACK VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- IMPRESSIVE DINING KITCHEN
- SPACIOUS LOUNGE
- CONSERVATORY
- SURROUNDING GARDENS
- DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES
- OPEN REAR VIEWS