

# HUNTERS®

HERE TO GET *you* THERE

23 Quarry Moor Lane, Ripon, North Yorkshire, HG4 1RJ

Guide Price £237,500

Property Images



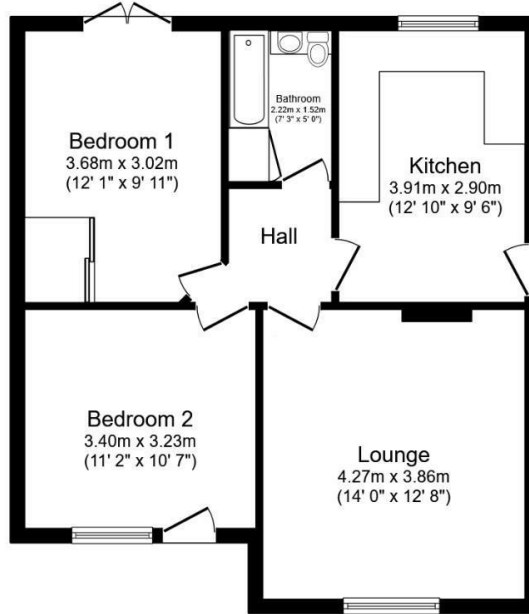
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## Property Images



## Floorplan



Floor Plan

Floor area 58.0 sq.m. (624 sq.ft.)

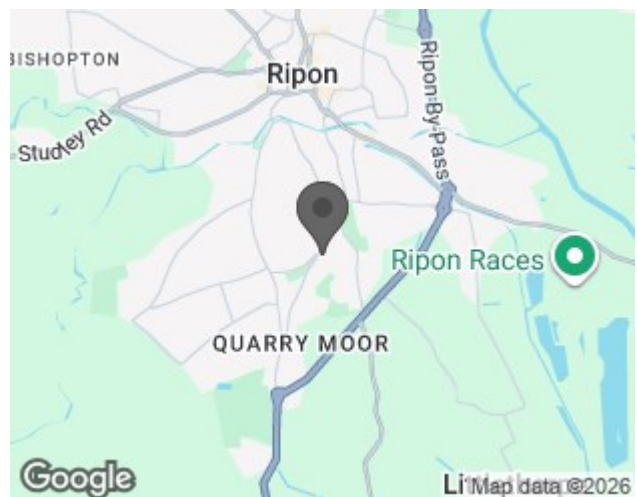
Total floor area: 58.0 sq.m. (624 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(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 - Semi Detached Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

A two-bedroom semi-detached bungalow set within easy reach of Ripon city with extensive garaging ideal for a workshop/storage and offering spacious and bright accommodation.

A spacious lounge provides an inviting atmosphere, ideal for relaxation or entertaining guests. The kitchen is fitted with plenty of units with plenty of work top space and some fitted appliances with space for a large fridge freezer.

The property boasts two generously sized double bedrooms, one of which features an ensuite shower room, providing added privacy and convenience. The second bedroom has been increased in size by the removal of the hallway wall which could be put back if required. A separate house bathroom caters to the needs of family and guests alike, ensuring that everyone has ample space.

Outside, the rear garden is enclosed and relatively private, with raised decked area creating a serene outdoor space for gardening, relaxation, or enjoying a sunny afternoon. Additionally, the property includes a spacious garage measuring approximately 18ft x 8ft, offering parking for your vehicle and space extra storage options or workshop area.

This property comes with double glazing and central heating is an excellent opportunity for first-time buyers, downsizers, or anyone looking for a comfortable home in a desirable location. Don't miss the chance to make this lovely bungalow your own.

## Features

• TWO DOUBLE BEDROOMS • SEMI DETACHED • SPACIOUS LOUNGE • MODERN BATHROOM • FITTED KITCHEN • REAR ENCLOSED GARDEN WITH DECKING AREA • GATED ACCESS TO DRIVEWAY • LARGE GARAGE APPROX 18FT X 8.FT • CENTRALLY HEATED AND DOUBLE GLAZED • IDEALLY LOCATED CLOSE TO AMENITIES