



HILLSHAW PARKWAY,
RIPON, HG4 1JU
£285,000

2 Bedroom Bungalow
EPC Rating: D

LINLEY &
SIMPSON

Linley and Simpson would like to offer a fabulous TWO BEDROOM detached family home located within walking distance of Ripon City Centre. This bungalow consists of an entrance porch, spacious lounge and dining area, two bedrooms, two bathrooms, utility room and a kitchen, which leads out into the garden. There is also a garage on the side of the bungalow as well as a driveway for multiple cars. This property has a huge potential to extend.

Entrance Hall

LOUNGE

20'5 x 17'2

A very spacious lounge with double-glazing throughout and central heating radiators.

KITCHEN

16'5 x 6'

With a range of oak wood base units, single drainer sink unit, built in electric oven, electric hob, extractor fan, central heating, large double-glazed window and a door leading outside into the big enclosed garden.

MASTER BEDROOM / ENSUITE

16'10 x 8'3

Double bedroom with double glazed sliding doors leading into the garden. This bedroom also has large mirrored built in fitted wardrobes and central heating. Attached is the ensuite including a wash hand basin, shower cubical, low level WC and a towel radiator.

BEDROOM TWO WITH A SEPERATE OFFICE ROOM

13'10 x 8'5

Double bedroom with two double-glazed windows to the back elevation. This bedroom also has mirrored built in fitted wardrobes, central heating and a separate office room.

HOUSE BATHROOM

Three piece contemporary white sanitary ware comprising; panelled bath, one double-glazed window to the side elevation, partially tiled walls and a towel radiator.

UTILITY ROOM

12'5 X 7'4

Utility room with lots of storage, which leads you out into the garden.

GARAGE

17'2 x 10'9

Integral garage with power and lighting. This garage also has lots of storage space.

GARDEN APPROX

41'8 x 12'

Big enclosed private garden.



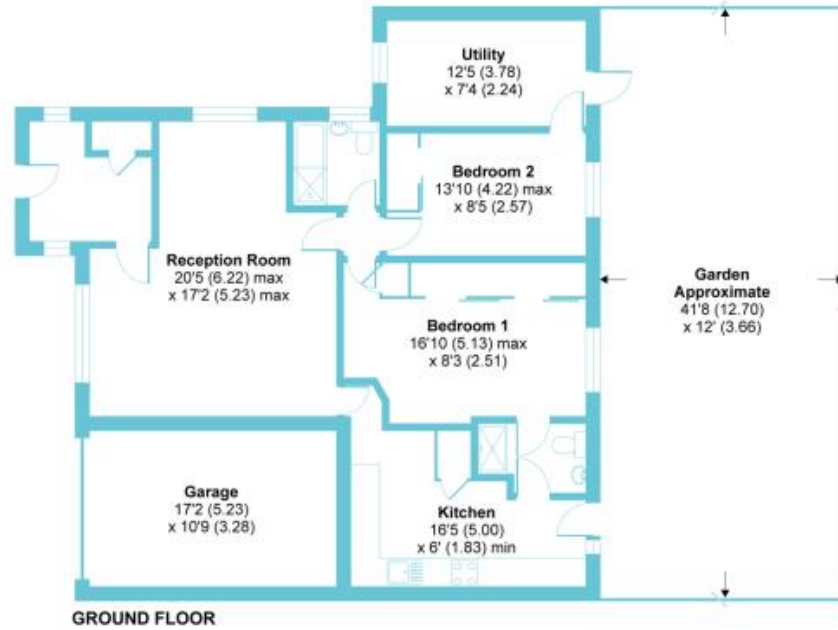
Hillshaw Park Way, Ripon, HG4

Approximate Area = 1032 sq ft / 95.9 sq m

Garage = 185 sq ft / 17.2 sq m

Total = 1217 sq ft / 113.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Linley & Simpson. REF: 790125

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.