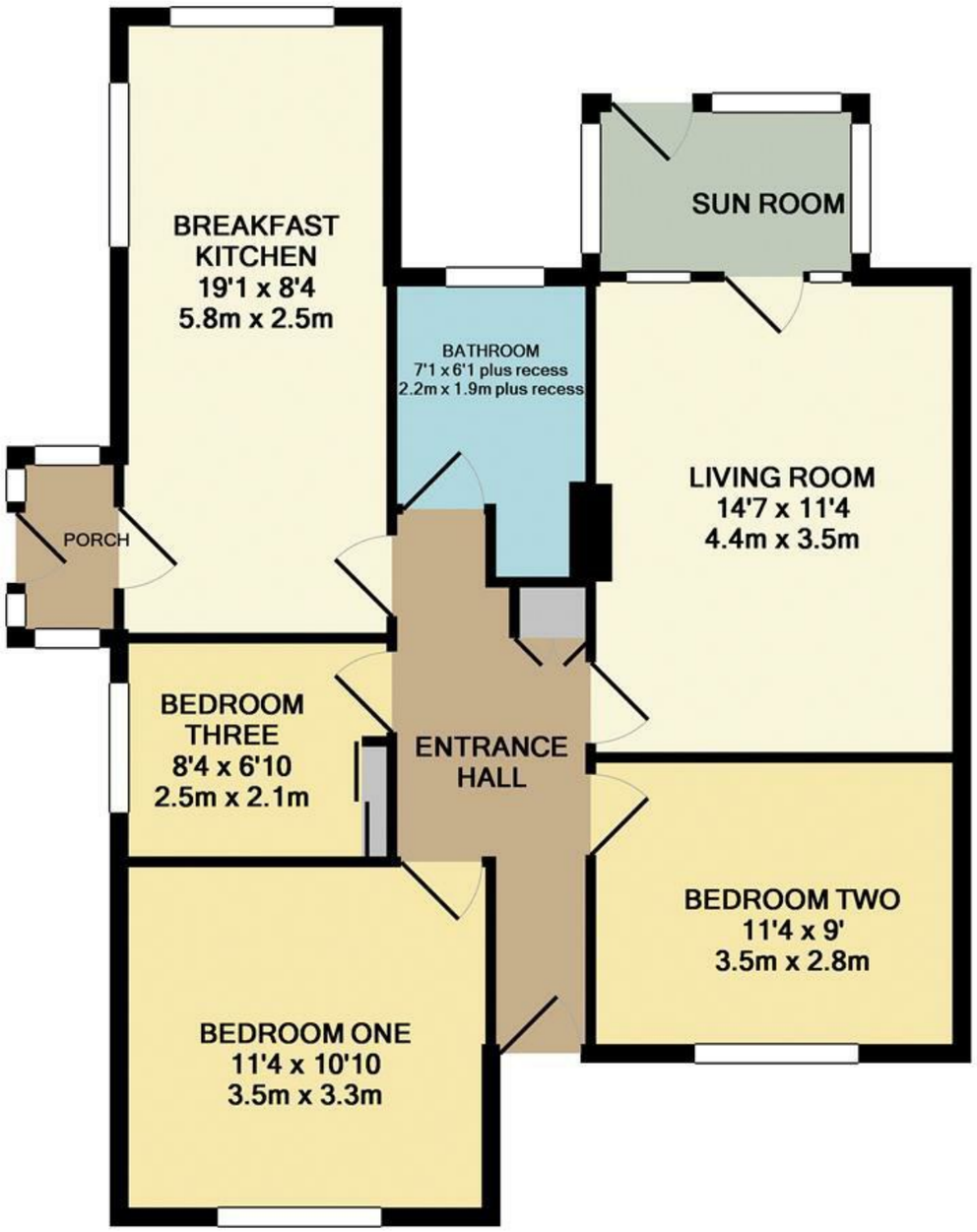



TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2017

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



NICHOLLS TYREMAN

## 32 Lead Lane
## Ripon

# £235,000

OnTheMarket.com rightmove

A brick built, semi-detached bungalow situated in a popular residential location close to the centre of Ripon.

The property offers spacious accommodation which has the benefit of double glazing and central heating and comprises: Good sized entrance hall; large living room opening to sun room overlooking the rear gardens; large breakfast kitchen with side porch; three bedrooms and bathroom with separate shower cubicle.

To the front of the property are well kept lawned gardens with specimen plants, trees and shrubs. To the rear of the property there is an enclosed garden set mainly to lawn with boundary fencing.

A side driveway leads to the garage (16'2" X 8'2") with attached garden store.

## 3 Bedrooms

## 2 Reception Room

## 1 Bathroom

## Energy Rating: D

### DIRECTIONS - HG4 2NE

From the centre of Ripon take the Harrogate Road. Lead Lane is then a turning on the right hand side.

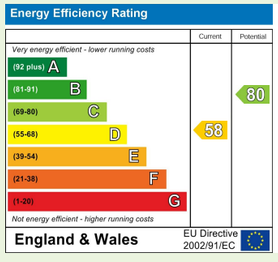
### COUNCIL TAX

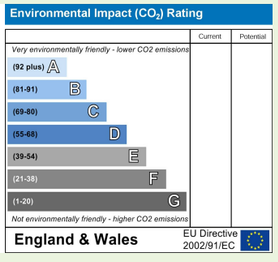
The property has been placed in band D.

### TENURE

The tenure of the property is freehold.

## EPC RATING:




## APPROXIMATE DISTANCES

| | |
|---|---|
| Town Centre | 9 miles |
| Railway Station | 9 mile |
| Bus Route | 100 metres |
| Airport | 22 miles |