



23 Red Bank Road, Ripon, North Yorkshire, HG4 2LE

A spacious and beautifully presented two-bedroom detached bungalow, quietly positioned within a sought-after cul-de-sac on the south side of Ripon. Offering light-filled and well-proportioned accommodation throughout, the property provides flexible living space with scope for future development, subject to the necessary consents.

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**23 Red Bank Road, Ripon, North
Yorkshire, HG4 2LE**

Guide Price: £325,000

- Detached Bungalow
- Good Condition
- Conservatory
- Single Garage
- Side and Rear Garden
- Driveway Parking



General remarks

Tucked away on the ever-popular south side of Ripon, this spacious two-bedroom detached bungalow occupies a quiet cul-de-sac position, offering both privacy and convenience in equal measure. Beautifully presented throughout, the property provides generous, light-filled accommodation with a high degree of flexibility, making it perfectly suited to a range of buyers, while also offering exciting potential for future development, subject to the necessary consents and benefits from solar panels.

The home is approached via a delightful front conservatory—an inviting and versatile space, ideal for enjoying the outlook or creating a relaxed seating area. From here, the property opens into a spacious and welcoming entrance hall, setting the tone for the well-proportioned accommodation that follows.

At the heart of the home lies a generously sized living room, enhanced by a feature fireplace and dual-aspect windows that flood the space with natural light, creating a warm and comfortable

environment for everyday living. A separate dining area provides an ideal setting for entertaining, with a side patio door opening onto a private patio area—perfect for al fresco dining and enjoying the peaceful surroundings.

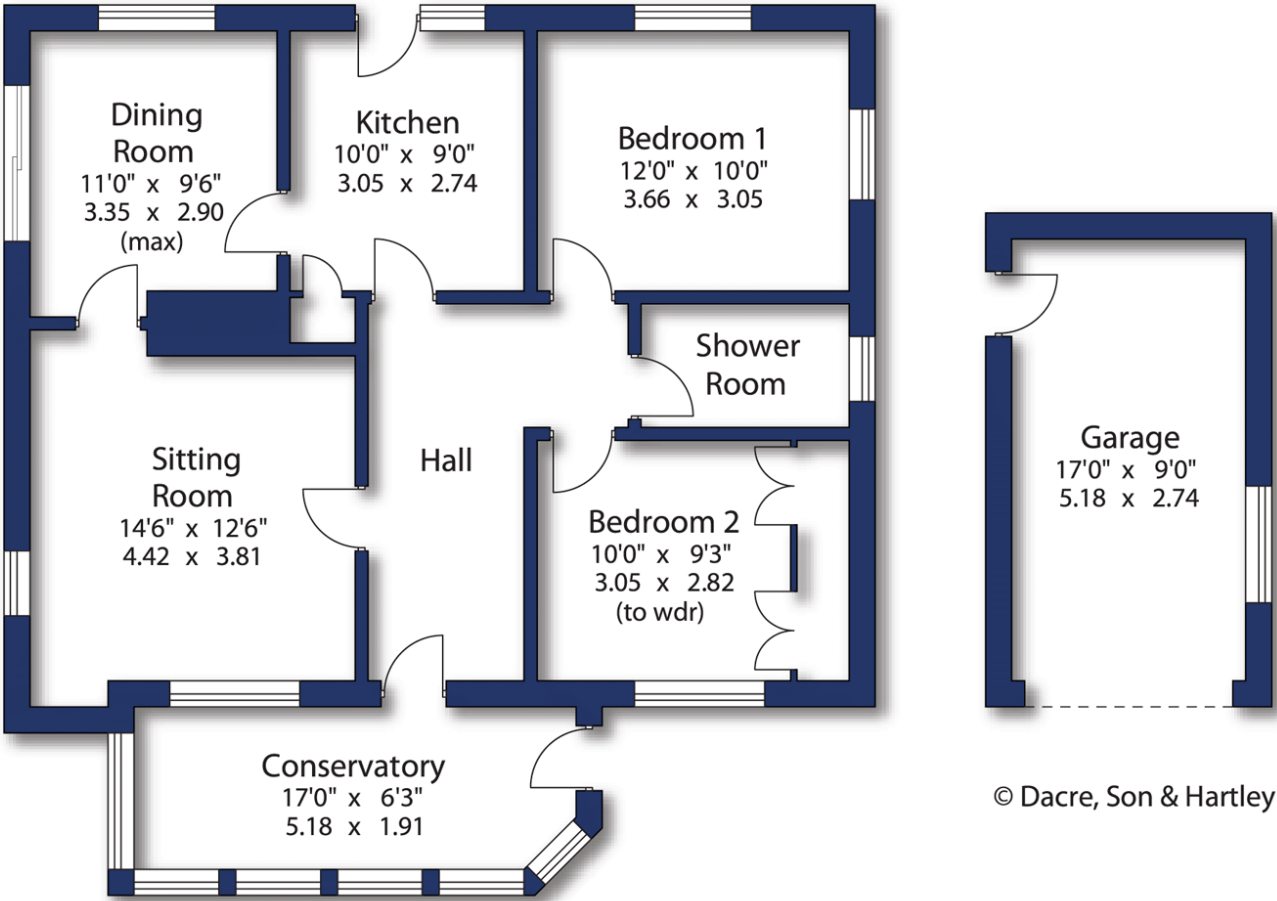
The kitchen is both modern and stylish, thoughtfully designed to offer practicality alongside contemporary appeal.

The bungalow further benefits from two well-proportioned double bedrooms, one of which features built-in wardrobes, all served by a well-appointed shower room.

Externally, the property continues to impress with gardens extending to both sides and the rear, offering a wonderful sense of space and opportunity. A detached garage is already in place, with ample scope to create a double garage or further enhance the outdoor space to suit individual needs.

Combining generous proportions, tasteful presentation, and future potential, this charming bungalow represents a rare opportunity to acquire a versatile home in a peaceful and highly regarded location.

Floorplans





Mortgage
Advice Bureau

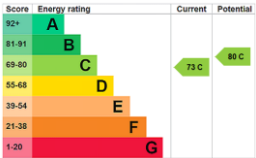
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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D
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Tenure, Services & Parking

- Freehold
- All mains services are connected
- Driveway parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-flood-risks)

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We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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