



8 Red Hills Road, Ripon, North Yorkshire, HG4 2RP

A larger-than-average two-bedroom detached property in a sought-after area of Ripon, set on a generous plot with open views over the fields. In need of modernisation, the property offers spacious accommodation throughout. With significant future potential subject to planning, this home represents an exciting opportunity in a fantastic location.

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**8 Red Hills Road, Ripon, North
Yorkshire, HG4 2RP**

Guide Price: £425,000

- Detached Bungalow
- Two Double Bedrooms
- Spacious Accommodation
- Large Plot
- Future Potential
- Chain Free



General remarks

A Rare Opportunity in a Highly Sought-After Location

Situated within a desirable area of Ripon, this larger-than-average two-bedroom detached property occupies a generous plot and enjoys open views across surrounding fields, creating a wonderfully private and picturesque setting.

Although the property is now in need of modernisation, it presents an exciting opportunity to create a truly spectacular home tailored to individual tastes.

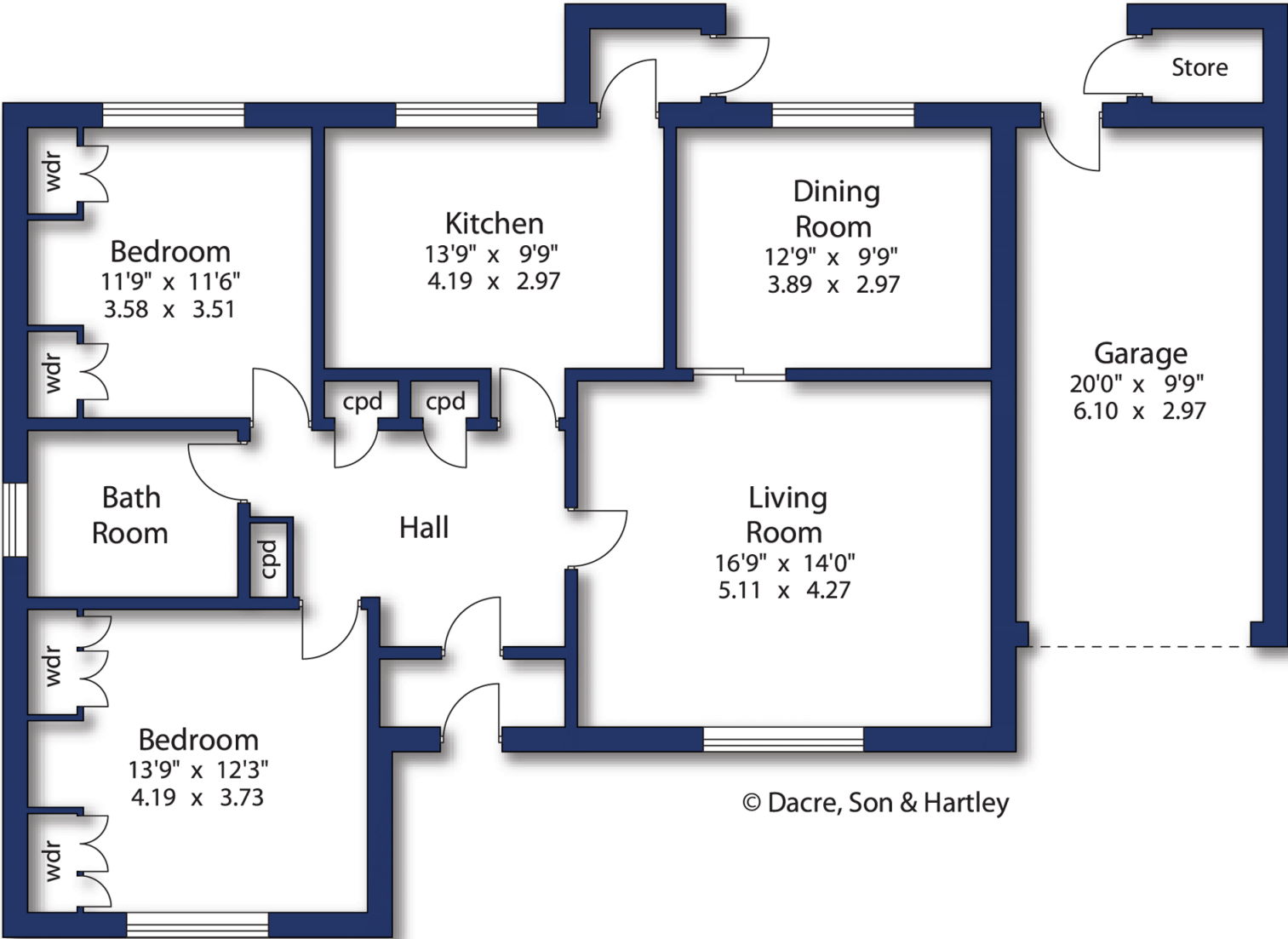
The accommodation is well-proportioned throughout, with a spacious entrance hall setting the tone for the sense of space on offer. Two double bedrooms provide comfortable living, while the generous kitchen and separate dining room offer excellent scope for reconfiguration.

To the front of the property, a large living room enjoys an attractive outlook across the front garden, with large windows allowing natural light to flood the interior and enhance the bright, airy feel throughout.

Externally, the property benefits from a large garden to the front aspect, a generous driveway for multiple vehicles, garage and useful outside storeroom, further adding to its practicality. To the rear and side is a garden laid lawn with open views to the rear. The substantial plot and open aspect provide exceptional future potential for extension or redevelopment, subject to the necessary consents.

With its fantastic location, open views and enormous scope for enhancement, this is a rare opportunity for buyers seeking a home they can truly transform. Early viewing is highly recommended to appreciate both the setting and the potential on offer.

Floorplans



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Mortgage
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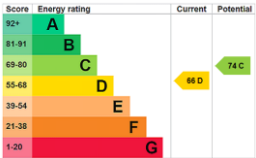
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Contact us



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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band

Tenure, Services & Parking

- Freehold
- Mains gas, electric, water & drainage. Domestic heating is gas.
- Off road 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/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

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.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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