DACRE, SON & HARTLEY
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50 Lead Lane, Ripon, North Yorkshire, HG4 2LN

Situated on the sought-after south side of Ripon, this well-presented three-bedroom semi-detached bungalow offers spacious single-level living with gardens to the front and rear, driveway parking, a garage and the added benefit of no onward chain. Conveniently located close to local amenities, it presents an excellent opportunity for a wide range of buyers.

10 Queen Street, Ripon, North Yorkshire, HG4 1ED
Tel: 01765 605151
Email: ripon@dacres.co.uk
dacres.co.uk







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50 Lead Lane, Ripon, North Yorkshire, HG4 2LN

Guide Price: £260,000

- Three-bedroom semi-detached bungalow
- Sought-after south side of Ripon location
- Excellent Transport Links
- Offered for sale with no onward chain







General remarks

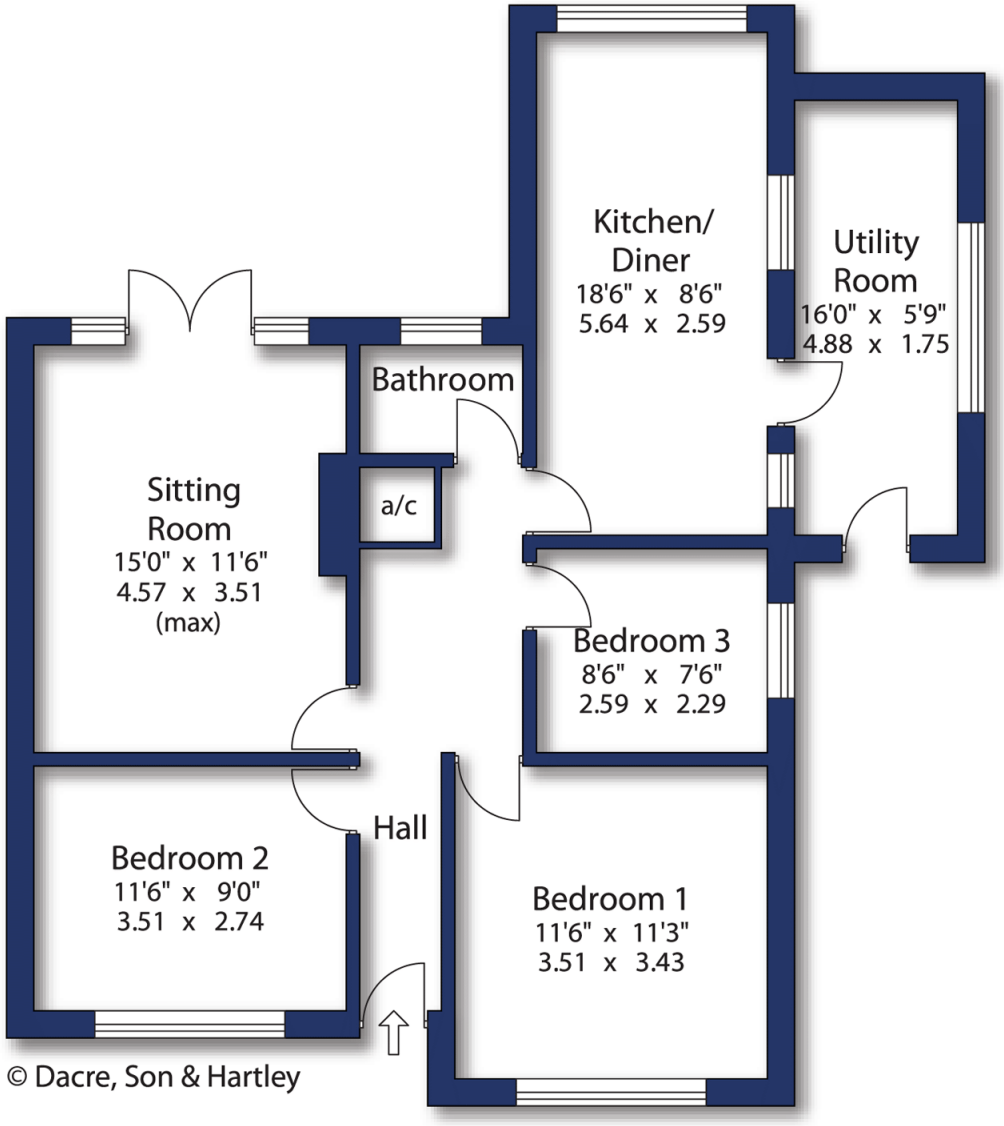
Situated on the ever-popular south side of Ripon, this well-presented three-bedroom semi-detached bungalow is offered to the market with no onward chain. Offering spacious and versatile single-level accommodation, the property is ideally suited to a range of buyers.

The accommodation comprises a generous lounge, fitted kitchen/diner with separate utility room, three well-proportioned bedrooms and a house bathroom.

Externally, the property benefits from attractive gardens to both the front and rear, a driveway providing ample off-road parking, a garage, and a substantial outbuilding/store located in the rear garden, providing excellent additional storage space or potential for use as a workshop or hobby room, subject to the buyer's requirements.

Conveniently located close to local amenities, schools and excellent transport links, this delightful bungalow offers a fantastic opportunity to acquire a home in one of Ripon's most sought-after residential areas. Early viewing is highly recommended.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.









Contact us

01765 605151

ripon@dacres.co.uk

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains gas, electricity, water and drainage are installed. Domestic heating is Gas
- Garage and Driveway

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

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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