



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.

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

Guide Price: £275,000

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



General remarks

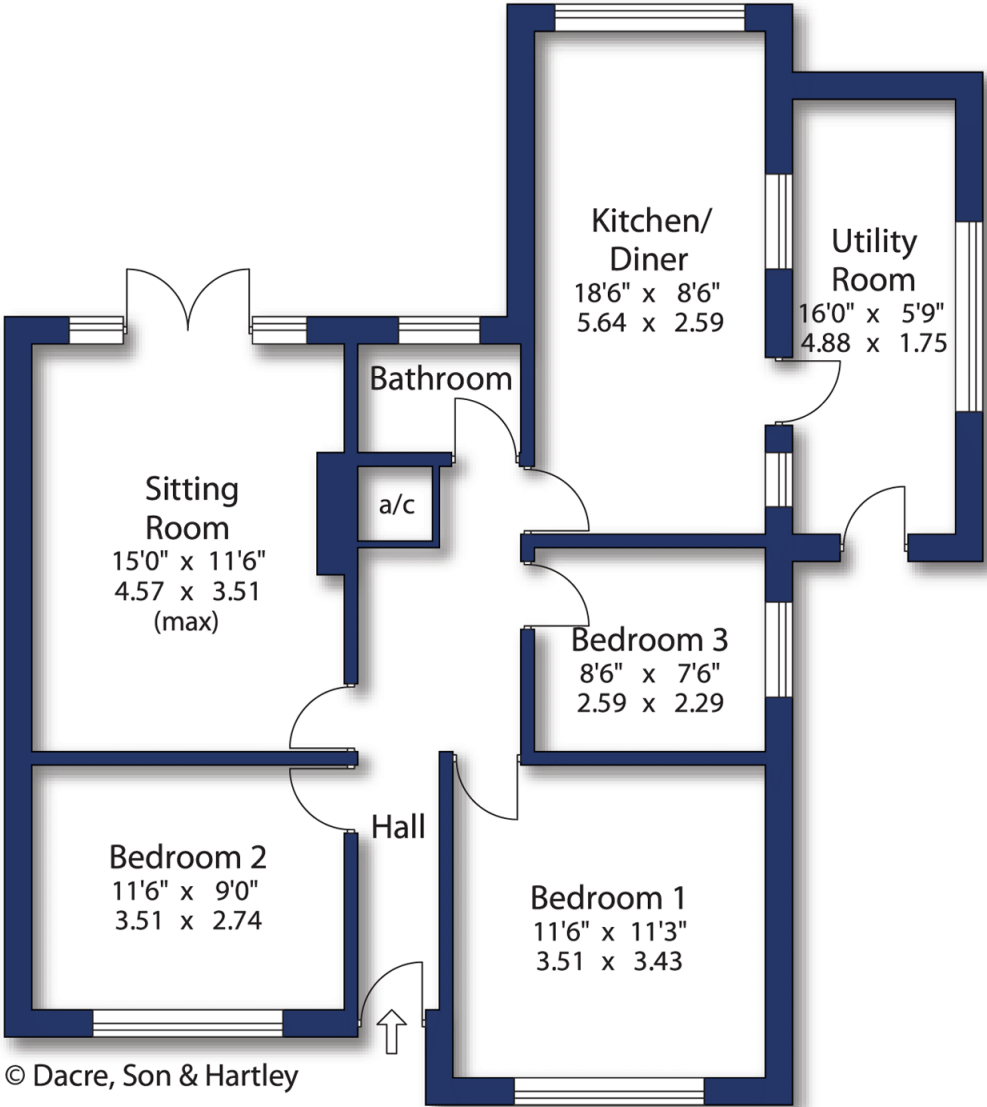
Situated on the ever-popular south side of Ripon, this well-presented three-bedroom semi-detached bungalow is offered to the market with no onward chain. Offering spacious and versatile single-level accommodation, the property is ideally suited to a range of buyers.

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



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Mortgage
Advice Bureau

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Dacres Surveys

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01943 885 400

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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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Contact us



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