

Davis
Lund

Cathedral Mews
Ripon

North Yorkshire
HG4 2JU

Guide Price £465,000





Accommodation

A spacious detached family home, situated on a sought-after development to the south side of the city and offering a lovely enclosed rear garden.

Constructed in 2021, the modern home reveals an immaculate interior, with the accommodation feeling light and airy throughout. Improvements have been made by the current owners, with internal storage added, whilst large timber insulated sheds have been constructed in the garden, which would be ideal for conversion to a garden room and sure to suit a number of uses.

On the ground floor the main entrance door leads to the spacious entrance hall, with stairs rising to the first floor, under stairs storage cupboard and further fitted storage. There is a living room with media wall offering storage, plus a lovely open plan kitchen/diner/family room to the rear of the house, with double doors leading to the garden. The kitchen is finished to a high specification, including a number of fitted appliances. A cloakroom and WC complete the downstairs accommodation. To the first floor there is good size landing with loft access hatch, main bedroom with stylish ensuite facilities, four further bedrooms and the house bathroom, fully tiled and fitted with white suite, including a bath with glazed screen and shower over.

Externally there is an open lawned garden to the front of the house, whilst a block paved driveway provides parking and gives access to the single integral garage. Access is available to the side of the house, leading to the lovely enclosed rear garden, which attracts a good amount of sunshine. The garden is mainly laid to lawn, whilst a patio makes a great entertaining area.

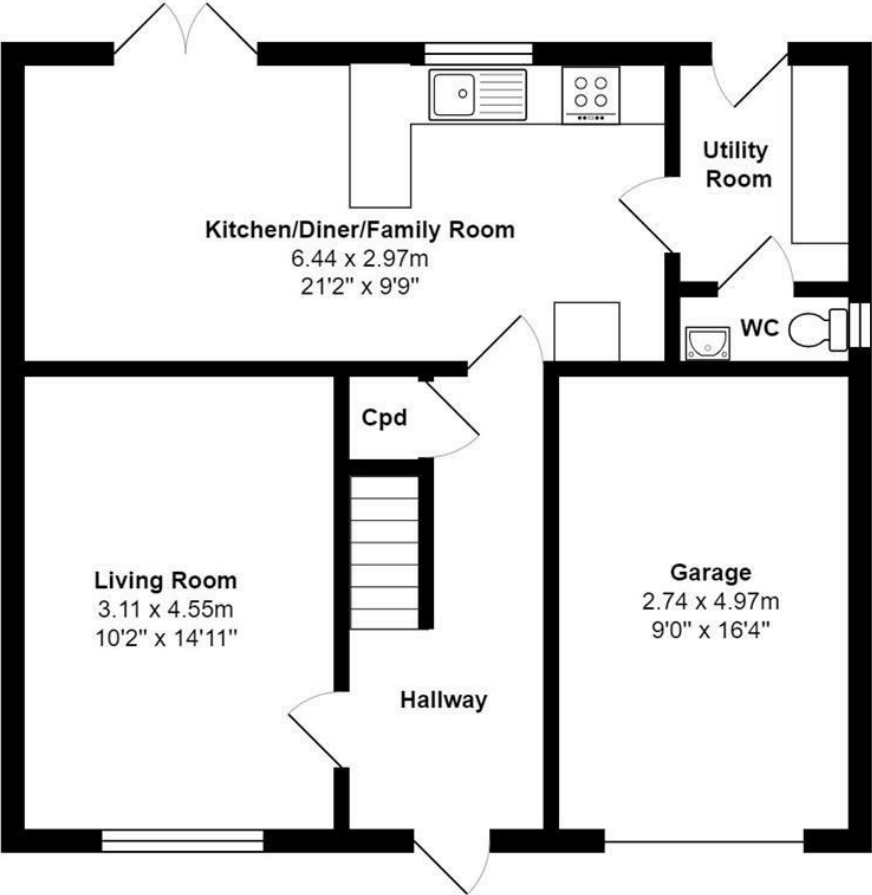
Located in a sought-after residential area, the property is situated close to schools and amenities, whilst also being near to open countryside. The bypass is available close by, whilst the property is also situated close to the 36 bus route, giving ease of access to Harrogate and Leeds.

Sure to suit a range of purchasers, this energy efficient home is a must to view.

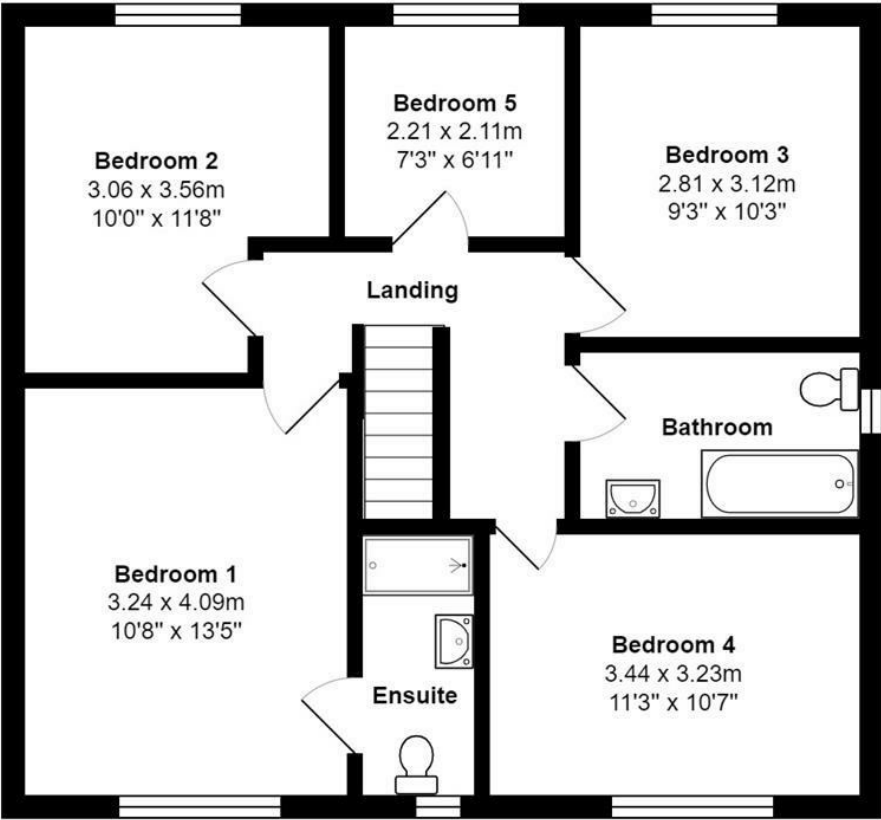




Floorplan



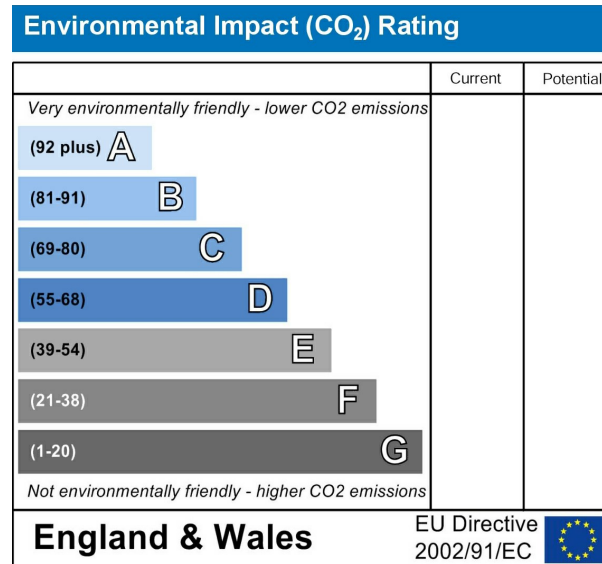
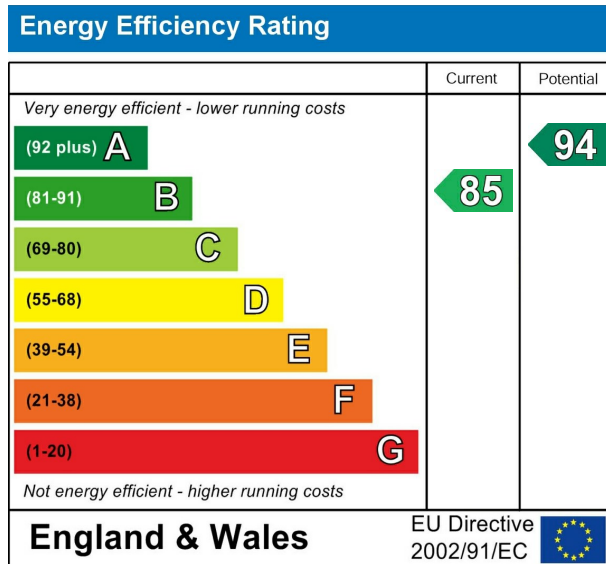
Ground Floor



First Floor



EPC



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