

Davis
Lund

Cathedral Mews
Ripon
North Yorkshire
HG4 2JU

Guide Price £449,950





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.

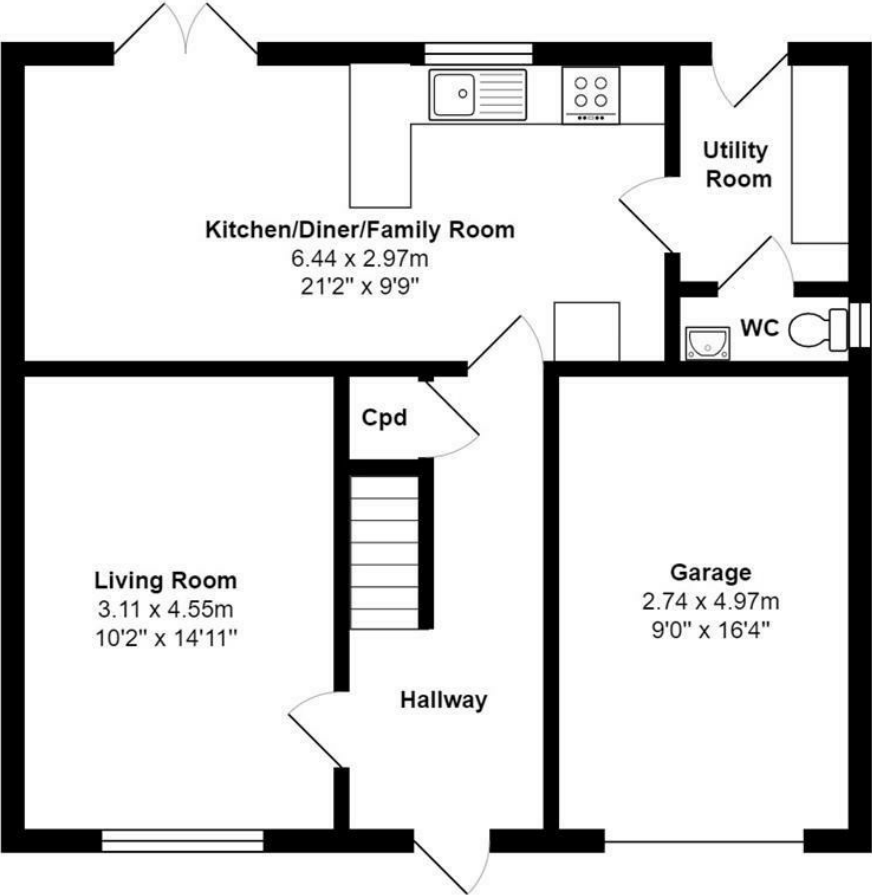
Located in a sought-after residential area, the property is situated close to schools and amenities, whilst also being near to open countryside. The bypass is available close by, whilst the property is also situated close to the 36 bus route, giving ease of access to Harrogate and Leeds.

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

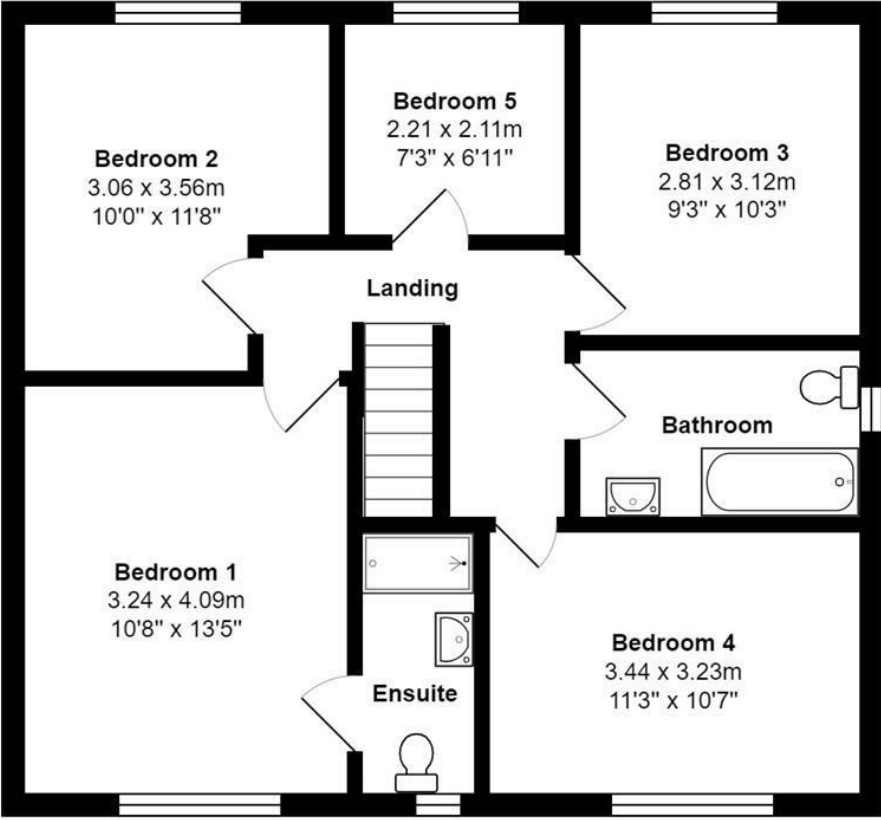




Floorplan



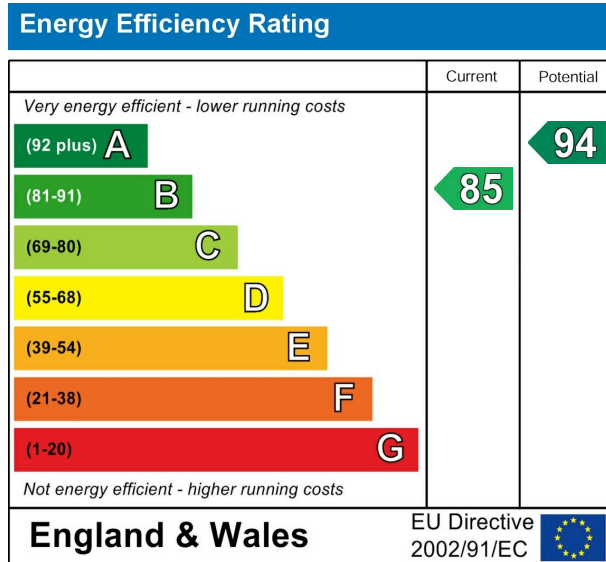
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

