





Accommodation

A neatly presented and very spacious mid terraced family home, offering large gardens, extended accommodation and further converted loft space. Well maintained throughout, the period home reveals a welcoming interior, with two reception rooms, a modern kitchen and stylish house bathroom.

The property is ideally placed for access to Ripon's secondary schools, including the Ripon Grammar School just seconds away. Ripon centre is also just a short walk away, with an array of amenities available, whilst there is a general store very close by for day to day essentials.

On the ground floor the main entrance door leads to the good size entrance hall, with stairs rising to the first floor. There is a living room to the front of the house, with a large bay window and fireplace with gas fire. There is a further cosy lounge/snug, with a wood burning stove, double doors to the rear garden, understairs storage cupboard and access to the kitchen/diner. The kitchen comes fully equipped with a range of stylish units and integrated appliances, there is a dining area with pitched ceiling and skylight, whilst a side access door leads to the courtyard. To the first floor there is a landing with further staircase rising to the top floor, two double bedrooms and the stylish fully tiled house bathroom, fitted with a modern white suite including a bath and separate walk in shower. The top floor offers a loft space, with handy eaves storage and an open aspect.

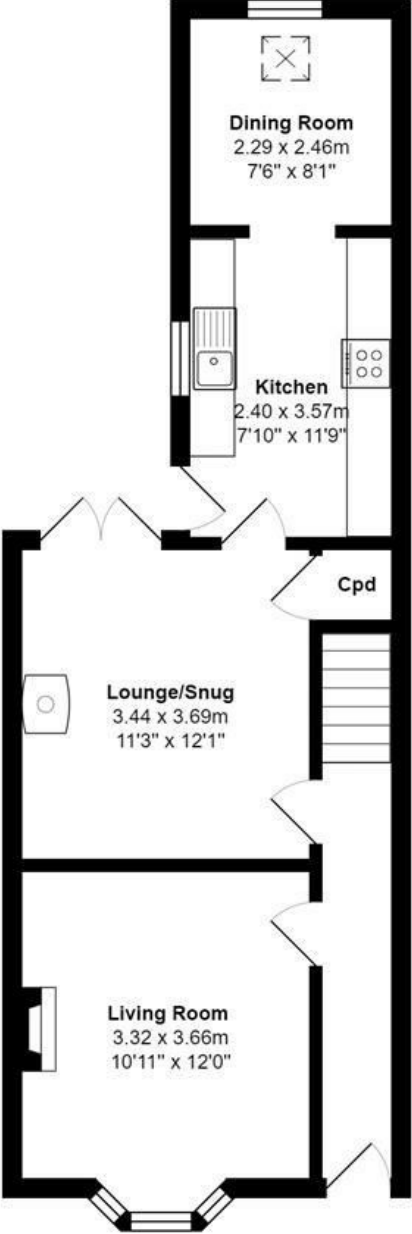
Externally there is an enclosed courtyard directly behind the house, with gated access onto the back lane. There is off street parking and a good size garage (3.42m x 2.46m (11'2" x 8'0")), both accessed via a driveway from the street. Beyond the garage, there is a covered seating area, making an ideal entertaining space. The garden continues, being mainly laid to lawn and with fenced boundaries. There is a timber summer house towards the bottom of the garden, plus a further garden area beyond, with storage and sure to suit a number of uses.

Properties in this sought after area are rare to market, especially in such immaculate condition and an early viewing is advised on this lovely sized home.

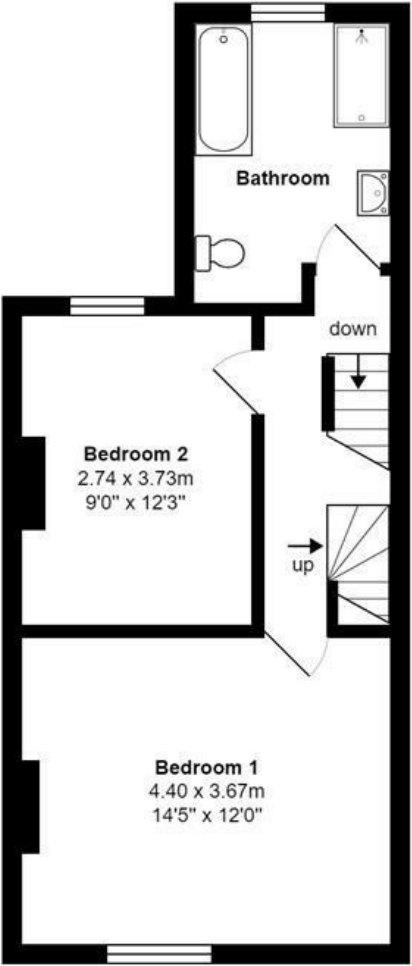




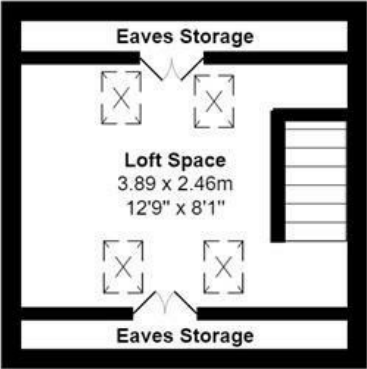
Floorplan



Ground Floor



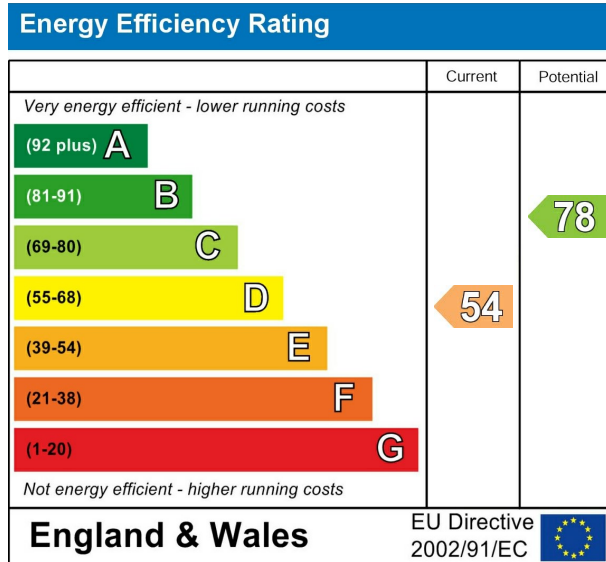
First Floor



Second Floor



EPC



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

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