

Davis
Lund

Highfield Road
Ripon
North Yorkshire
HG4 2JZ
Guide Price £300,000





Accommodation

A newly renovated and much improved three bedroom detached house, offering a spacious interior and lovely enclosed rear garden. The vast majority of the property has been updated, whilst the kitchen has been left, so the new owners can replace this to personal taste.

Located in a sought after residential area on the south side of the city, the property still offers the scope for extension, as a number of neighbouring properties have, subject to necessary planning consents. The garage has already been sectioned off and utilised to create two store rooms, one of which has been kitted out as a home bar, but again these spaces offer endless opportunities.

On the ground floor there is an entrance porch, entrance hall with stairs rising to the first floor and two storage cupboards (one housing the boiler), cloakroom/WC, open plan lounge/diner with double doors leading to the rear garden and the kitchen with rear access door. The garage has been split to create a small home bar accessed from the garden and a store room, accessed off the hallway and offering scope to convert to an official room, subject to necessary permissions. To the first floor there is a landing with loft access hatch and storage cupboard, three bedrooms (two good size doubles) and the stylish part tiled house bathroom, fitted with a modern white suite, including a bath with glazed screen and shower over.

Externally there is driveway parking to the front of the house and an open lawned garden. Access is available to the side of the house, leading to the enclosed rear garden. The rear garden is a great size and fully enclosed, being mainly laid to lawn, whilst also offering a seating area.

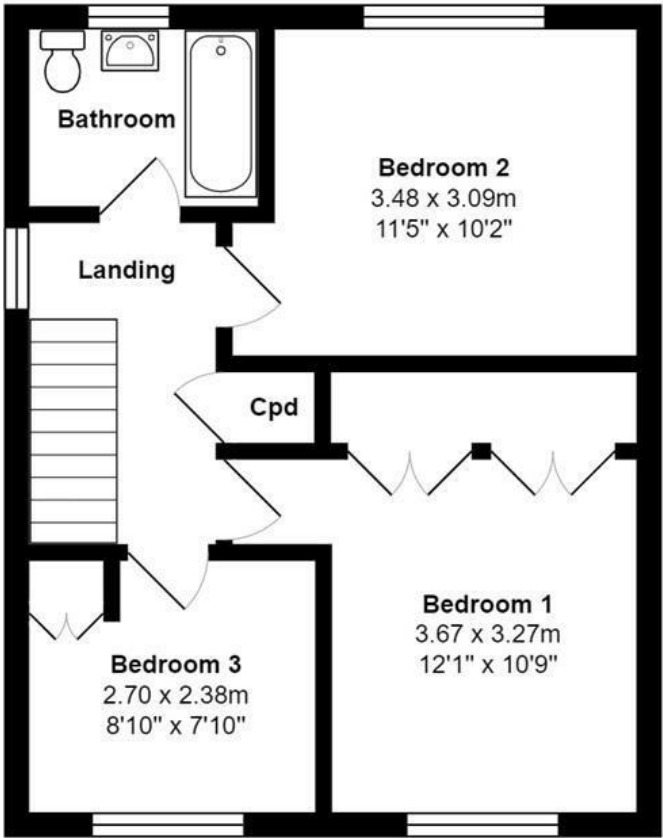
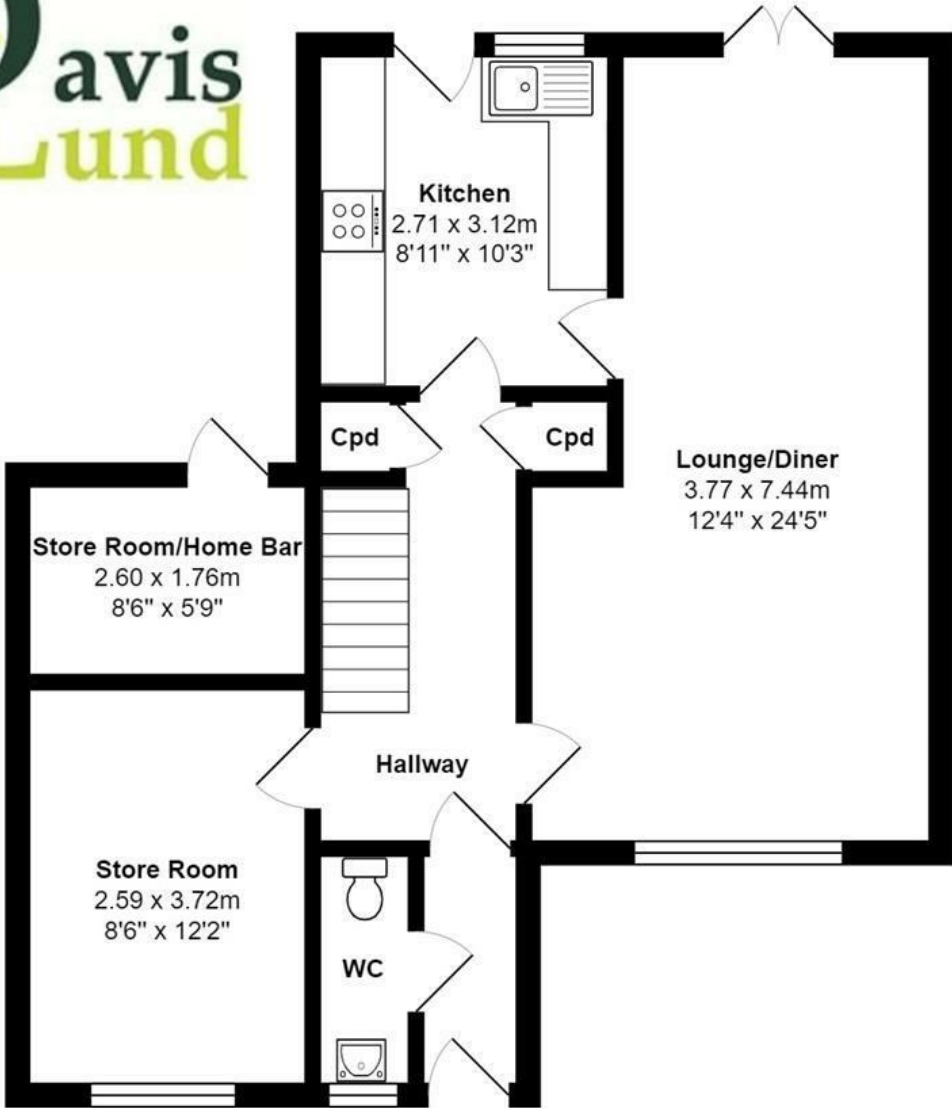
The house is situated within walking distance of the city centre, whilst also having Ripon's secondary schools close by, including the highly regarded Ripon Grammar School. The property is also very close to open countryside, with lovely walks available nearby, ideal for dog owners.

Properties in this highly desirable area are rare to market and an early viewing is advised on this competitively priced family home.



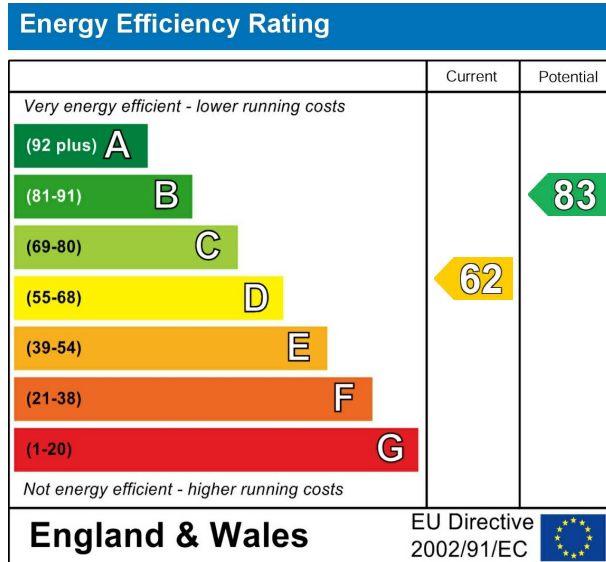


Floorplan





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

