

**D**avis  
**L**und

Bishopton Place  
Ripon  
North Yorkshire  
HG4 2DT  
Guide Price £650,000







## **Accommodation**

A substantial six bedroom detached family home, recently constructed and located on the highly sought after Bishop's Glade development, situated on the edge of open countryside and with lovely riverside walks on the doorstep.

The spacious property reveals a light and airy interior, with open plan living spaces flowing beautifully to the ground floor, ideal for modern family life. The property extends to approximately 2500 square foot in total, including the integral double garage. A quality insulated garden room has also been added, currently utilised as a home bar, but sure to suit a number of uses and it really is a great addition.

On the ground floor there is a grand main entrance hall, with tiled floor and stairs rising to the galleried landing. The double aspect living room is situated to the front of the house, whilst the rear of the property houses the open plan kitchen/diner/family room, with double door access to a further living room, making an ideal entertaining space. The kitchen comes fitted with a range of stylish units and equipped with integrated appliances, whilst there is a utility room with access to the rear garden, cloakroom/WC and double garage. To the first floor there is a large galleried landing with loft access, main bedroom with dressing area/fitted wardrobes and an ensuite shower room, five further bedrooms (two sharing a Jack and Jill shower room) and the stylish house bathroom, part tiled and fitted with a white suite, including a bath and separate shower.

Stepping outside, there is an open lawned garden to the front of the house, whilst a block paved driveway provides parking and access to the garages. The lovely enclosed rear garden is mainly laid to lawn, with two extensive patio seating areas, which make the most of the sun throughout the day.

The Bishop's Glade development is located on the Western edge of the city, approximately one mile from the city centre, with both the highly regarded Ripon Grammar School and Outwood Academy just a short walk away. The property is also ideally placed for country walks, including fields and the riverside walks available within seconds, ideal for dog owners.

The property is sold with the balance of the new build warranty in place and an early viewing is advised on this beautifully presented and particularly spacious, energy efficient home.



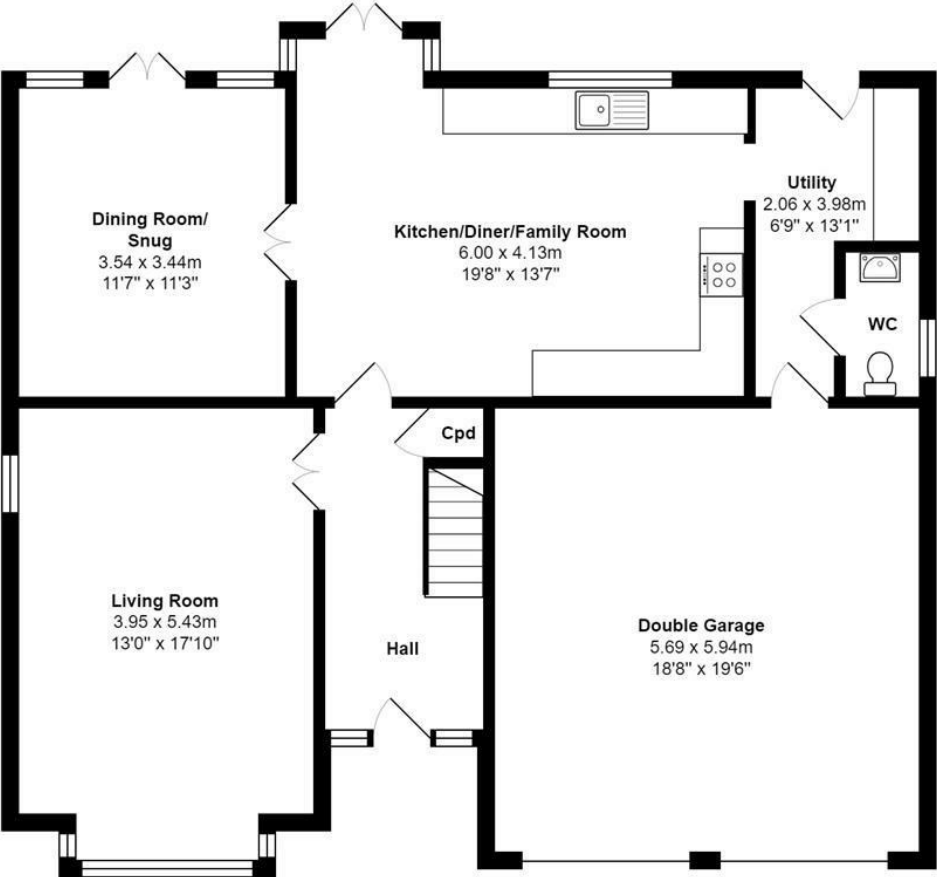




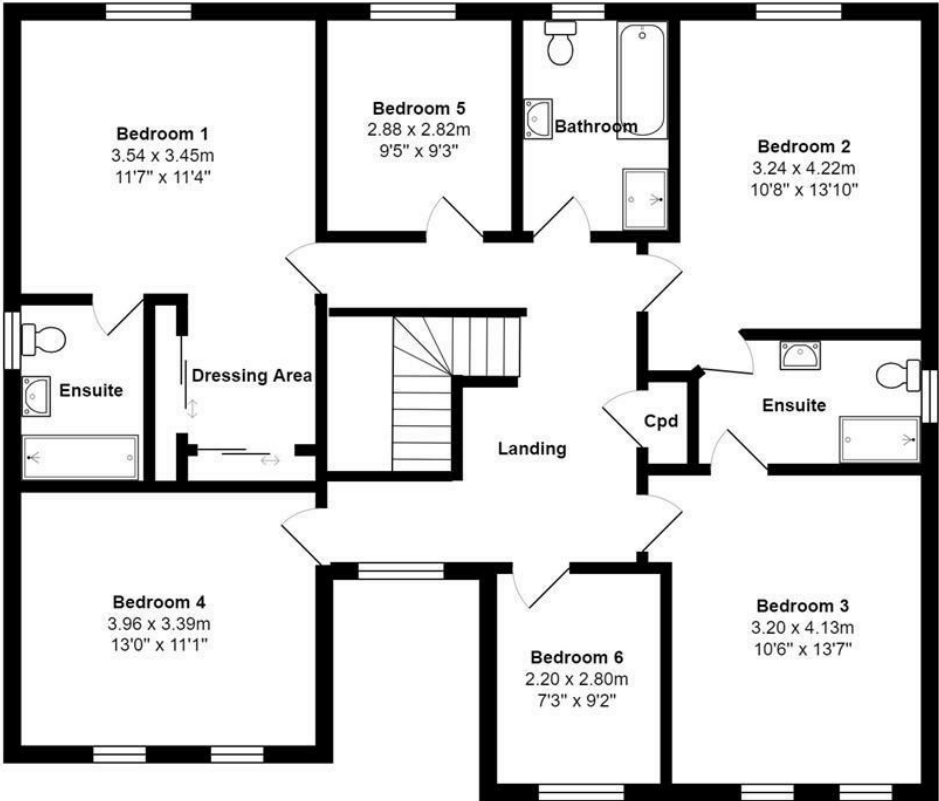




Floorplan



Ground Floor



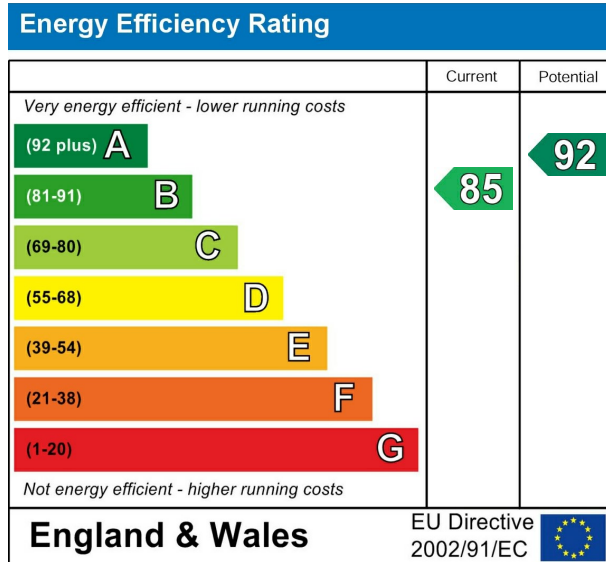
First Floor







EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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