

Davis
Lund

Littlethorpe
Ripon
North Yorkshire
HG4 3LG
Guide Price £387,500





Accommodation

A smartly presented detached three bedroom house, occupying a lovely village setting and revealing skillfully extended and immaculately presented accommodation.

The house sits on a tree lined street, set back from the road and offering a lovely outlook, being on the edge of open countryside. The extension has added both space and flexibility, meaning the property is now sure to attract a range of potential purchasers.

The house offers a handy location, providing a village feel and atmosphere, whilst offering ease of access to shops, amenities and the Ripon bypass being only a short drive away. The property is also ideally placed for those with dogs or an active lifestyle, offering lovely countryside walks on the doorstep.

On the ground floor, the main entrance door leads to a good size entrance porch/boot room, providing handy storage space and with a tiled floor, it is ideal for village life. The entrance hall beyond offers stylish WC facilities, whilst stairs rise to the first floor and there is an understairs storage cupboard. The main living room is a great size, with a large bay window and fireplace. A further dining/family room has been added with the extension, a multi-functional room, with a pitched ceiling, skylight and exposed brick feature wall. The kitchen completes the downstairs layout, fitted with a range of modern units and also offering a further side entrance door. To the first floor, there is a good size landing with loft access hatch, three generous bedrooms and the modern house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over.

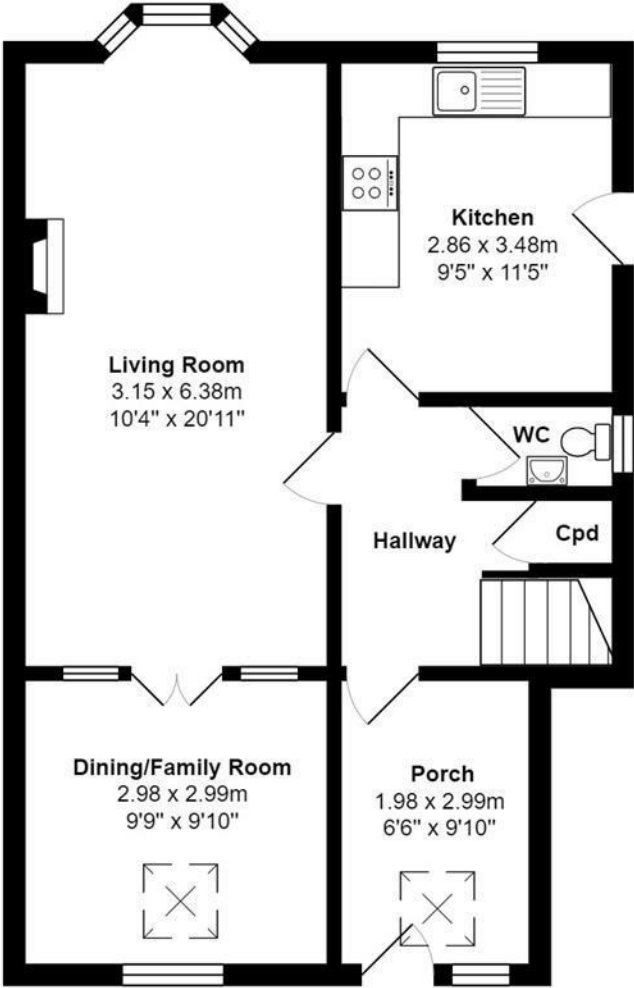
Stepping outside, a gravelled driveway gives access to the single garage. Gated access is available to the enclosed low maintenance front garden, fully paved and with a pathway leading to the side of the house. The established rear garden is a real delight, again enclosed, but this time mainly laid to lawn, whilst a patio entertainment area makes the most of the sun.

Houses in this sought after area are rare to market and an early internal viewing is essential on this lovely home.

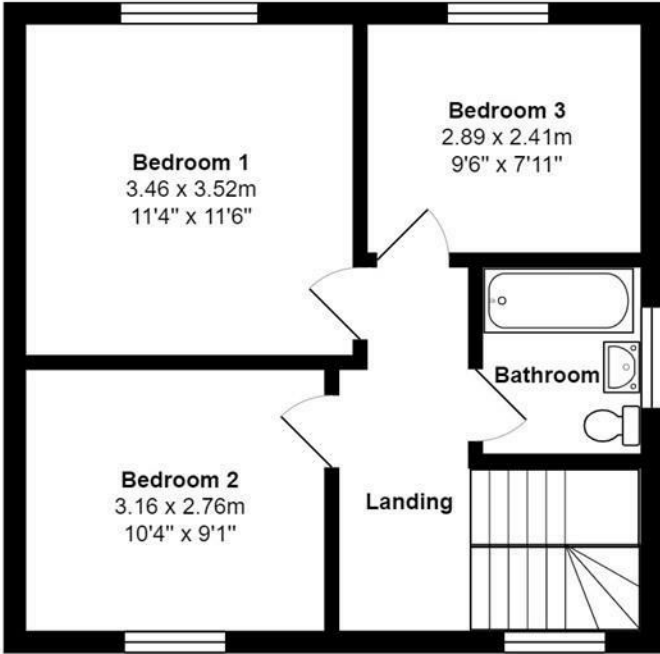




Floorplan




Ground Floor




First Floor



EPC

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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

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