

Davis
Lund

Littlethorpe
Ripon
North Yorkshire
HG4 3LL
Guide Price £300,000





Accommodation

A highly desirable semi detached village home, recently renovated and offering a lovely cul-de-sac position, backing onto open countryside and enjoying delightful views.

The renovation works have been carried out with great attention to detail and the main house is now finished to a high standard. The entrance porch/boot room, utility and downstairs WC offer scope for improvement, although they currently provide a fully functional space, which is ideal for village life and purchasers with pets and children.

The house sits on a great size plot, with parking for several vehicles and lovely lawned gardens. The generous plot no doubt offers opportunities to extend, as neighbouring properties have done, subject to necessary consents of course.

Stepping inside, access is available into the entrance porch/boot room, with a WC, store and a further larger store/utility. A door leads to the rear garden, whilst a further door gives access into the entrance hall, with stairs rising to the first floor and an understairs area, currently utilised as a work space. The double aspect lounge/diner offers an attractive fireplace with gas stove and bespoke storage cupboards, whilst double doors lead out to the patio. The kitchen completes the ground floor layout, fitted with a stylish range of brand new solid wood units, with an integrated dishwasher and tiled floor, whilst also offering a lovely feature wall with inset range cooker. To the first floor there is a landing with loft access hatch, three bedrooms (two good size doubles which enjoy lovely open views) and the stunning house bathroom, part tiled and offering a white suite, including a sink with vanity unit and rolled top bath with glazed screen and shower over.

Externally there is driveway parking for several vehicles and a good size garage to the front of the house, with a further timber store and gravelled seating area. The rear garden is a great size, being mainly laid to lawn and enjoying views over the fields beyond. There are two patios, making the most of the views and providing great entertaining spaces.

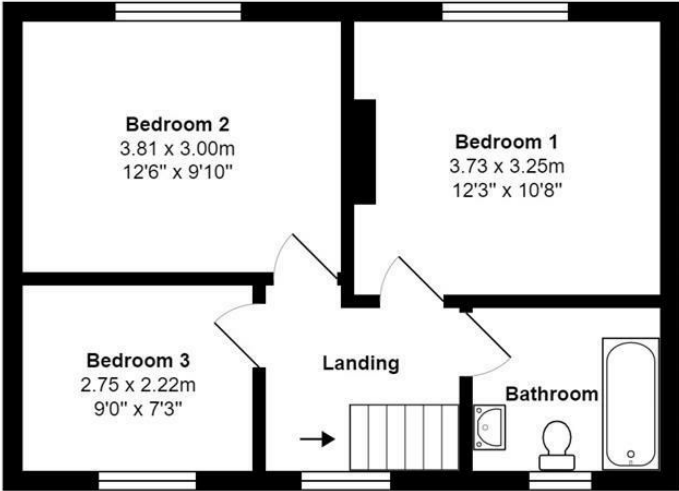
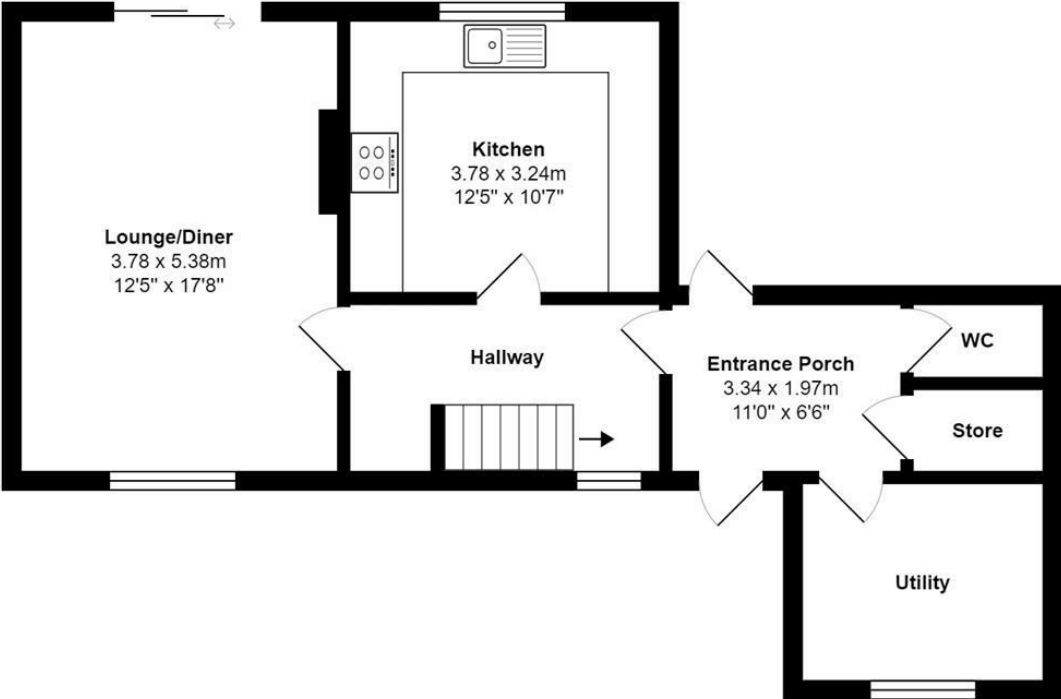
The property offers a handy location, benefitting from a village feel, whilst also only being minutes from Ripon and also offering ease of access to shops, amenities and the bypass. The property is also ideally placed for those with dogs or an active lifestyle, offering lovely canal side walks close by.

Village properties in this price bracket are rare to market and an early viewing is advised on this sought after home.



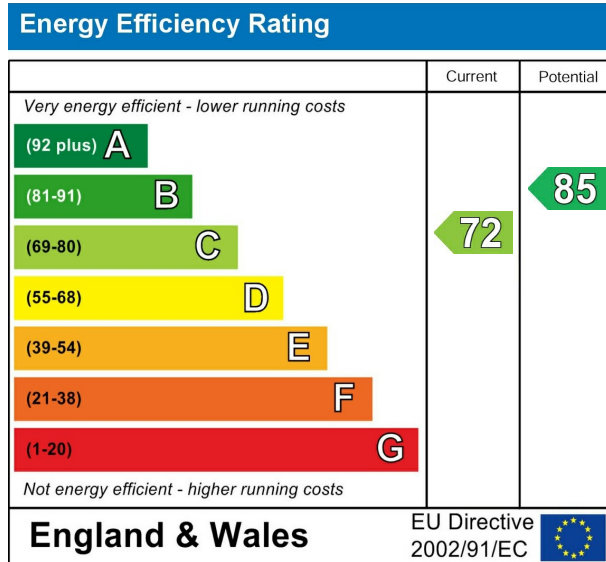


Floorplan





EPC



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

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