

Davis
Lund

Smithfield Close
Ripon
North Yorkshire
HG4 2PG

Offers Over £325,000





Accommodation

A spacious semi-detached dormer bungalow, offering skillfully extended and versatile accommodation, which is neatly presented throughout. The bungalow is almost unrecognisable from its original form, extended to rear, whilst a loft conversion has also been carried out, adding space and flexibility to the layout.

The bungalow now offers three bedrooms to the ground floor, whilst the first floor offers a further bedroom with ensuite facilities. The property is nestled away in a small cul-de-sac, with lovely mature gardens, a single garage and parking for a number of vehicles.

On the ground floor the main entrance door leads to a good size entrance porch and the entrance hall beyond, with stairs rising to the first floor and understairs storage. The cosy living room offers an attractive fireplace and double doors leading to the great size conservatory, with access to the rear garden. The spacious kitchen/diner comes equipped with a range of modern fitted units, plus a side access door and views over the garden. Three bedrooms and a modern fully tiled bathroom complete the downstairs layout, fitted with a white suite, including a bath and separate shower. To the first floor there is a further spacious double bedroom, with storage cupboard, further eaves storage and a modern ensuite shower room.

Externally there is driveway parking for several vehicles to the front of the property, whilst access is available to the single garage. Gated access is available to the side of the bungalow, leading to the lovely enclosed rear garden, which attracts a good amount of sunshine. The garden is part laid to lawn, with a raised decked seating area and further extensive patio entertainment area. The garden is well established, with numerous shrubs and plants, whilst shed storage is also available.

Situated on the southern outskirts of the city, the property offers ease of access to Ripon's schools and amenities, whilst also ideally placed for countryside walks.

Properties in this sought after area are rare to market and an early viewing is advised on this lovely bungalow.



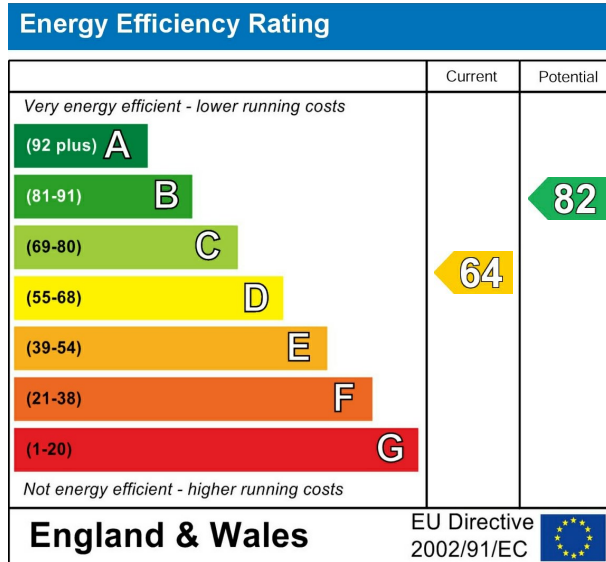


Floorplan





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

