

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

Clotherholme Road  
Ripon  
North Yorkshire  
HG4 2DQ  
Guide Price £300,000





## **Accommodation**

A beautifully presented, traditional three bedroom semi-detached, located in a highly desirable area and offering a lovely enclosed garden. Well maintained throughout, the much loved family home reveals a warm and welcoming interior, with two good size receptions rooms, a modern kitchen and stylish house bathroom.

The property is ideally placed for access to Ripon's secondary schools, including the highly regarded Ripon Grammar School just seconds away. Ripon centre is also just a short walk away, with an array of amenities available, whilst there is even a general store available close by for day to day essentials and more.

On the ground floor the main entrance door leads to the good size entrance hall, with stairs rising to the first floor and under stairs storage. There is a living room to the front of the house, with a large bay window and wood burning stove. The dining room offers an attractive fireplace, again with a wood burning stove, whilst also benefiting from fitted alcove storage and double doors to the rear garden. The kitchen is fitted with a range of modern units, whilst the utility/pantry offers further storage, space and plumbing for a washing machine and rear access door. To the first floor there is a landing with loft access, three bedrooms (two good size doubles) and the stylish part tiled house bathroom, fitted with a modern white suite and separate walk in shower cubicle.

Externally there is a low maintenance paved garden to the front of the house, stocked with numerous shrubs and plants. A driveway provides parking, which continues through double gates, to a further parking area and giving access to the single garage beyond. The rear garden is fully enclosed and real delight, part laid to lawn, with two seating areas, one with a timber pergola and placed to make the most of the sunshine. A further brick built outbuilding provides additional storage, whilst it could be utilised for a number of uses, not least as a home office, with necessary permissions.

Properties in this sought after area are rare to market, especially in such immaculate condition and an early viewing is advised on this lovely home.

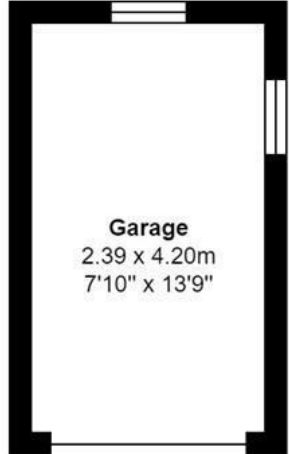




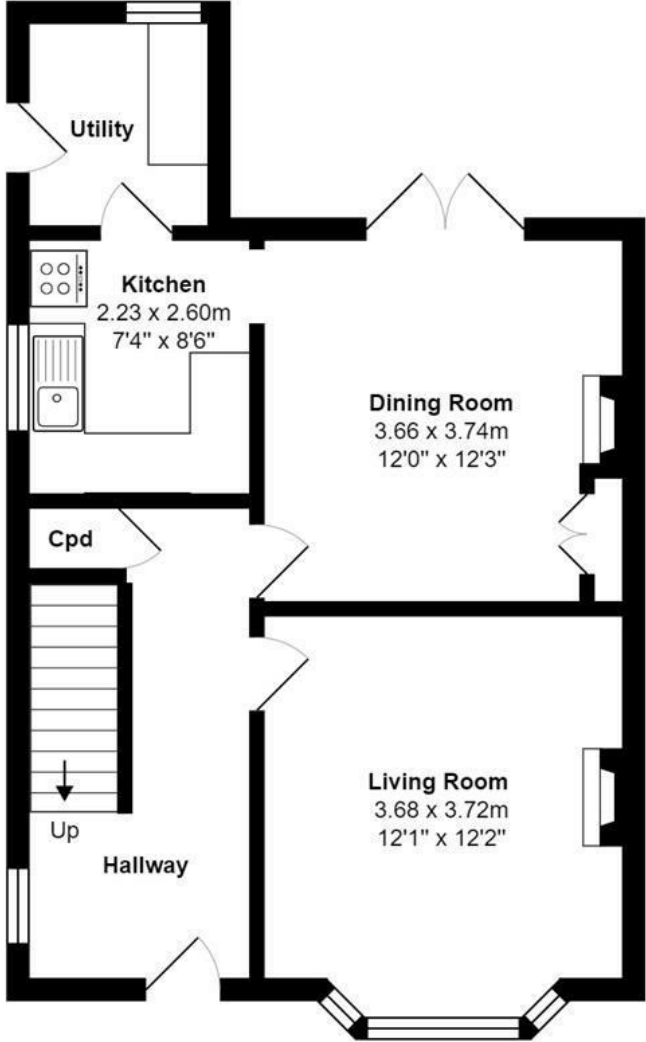
Floorplan



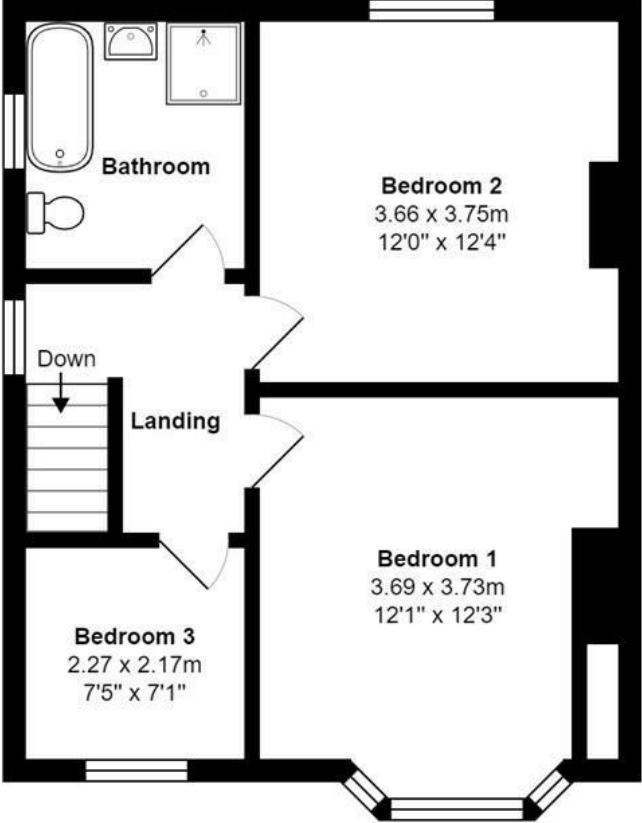
Store



Garage



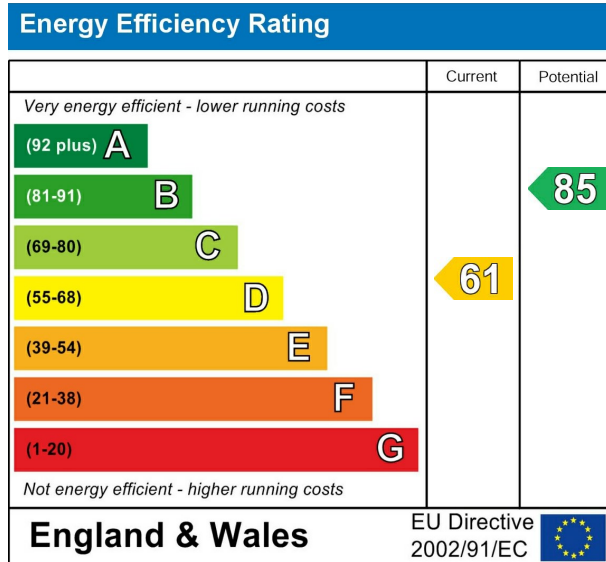
Ground Floor



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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