

Davis
Lund

Spring Bank Meadow
Ripon
North Yorkshire
HG4 1HQ
Guide Price £485,000





Accommodation

Located in a highly desirable area, this modern detached family home has been extended and completely transformed by the current owners. A two storey extension has created further living space and the house now offers five bedrooms to the first floor, plus a further multi-functional room to the ground floor, which with ensuite facilities, would be ideal for use as a further bedroom, especially to those looking to incorporate an elderly relative.

The house now reveals a meticulously maintained and spacious interior, extending to approximately 1750 square feet in total. The house offers a very well presented interior, feeling light and airy, with neutral tones used throughout. The large open plan kitchen/diner/family room is a real feature, ideal for family living and being both stylish and practical, coming fully equipped with fitted appliances and a large breakfast bar.

The house is located in a small cul-de-sac and situated in one of Ripon's most sought after residential areas. The property is well placed for Ripon's secondary schools, with both the Outwood Academy and the highly regarded Ripon Grammar School just a short distance away. Shops and amenities are available close by, whilst the house is also ideally placed for countryside walks.

The main entrance door leads to a spacious entrance hall, with a tiled floor and stairs rising to the first floor. There are doors leading to a large main living room, bedroom 6/study with modern ensuite shower room and the stunning open plan kitchen/diner/family room. The kitchen offers an extensive range of fitted units, whilst there is also a utility room. To the first floor there is a landing with loft access, five bedrooms (four of which have fitted storage) and a stylish house bathroom, fully tiled and fitted with a modern white suite, including both a bath and shower.

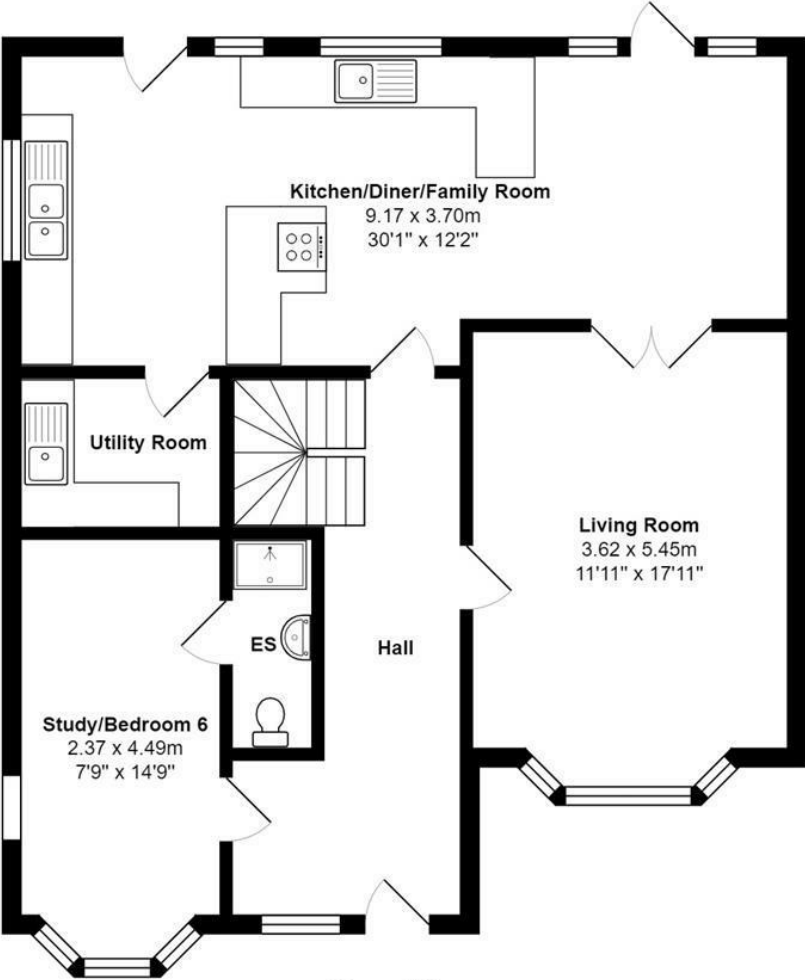
Externally there is an open lawned front garden, whilst a driveway provides parking. A pathway leads to the front door and continues to the side of the house, giving access through a gate to the enclosed rear garden. The rear garden is again mainly laid to lawn, with a large patio area leading off the kitchen/family room, plus a handy timber storage shed.

Properties of this quality are rare to market and an internal inspection is required to appreciate the space and flexibility available, whilst the house also offers great value for money, in comparison to the current new builds available in the Ripon area.

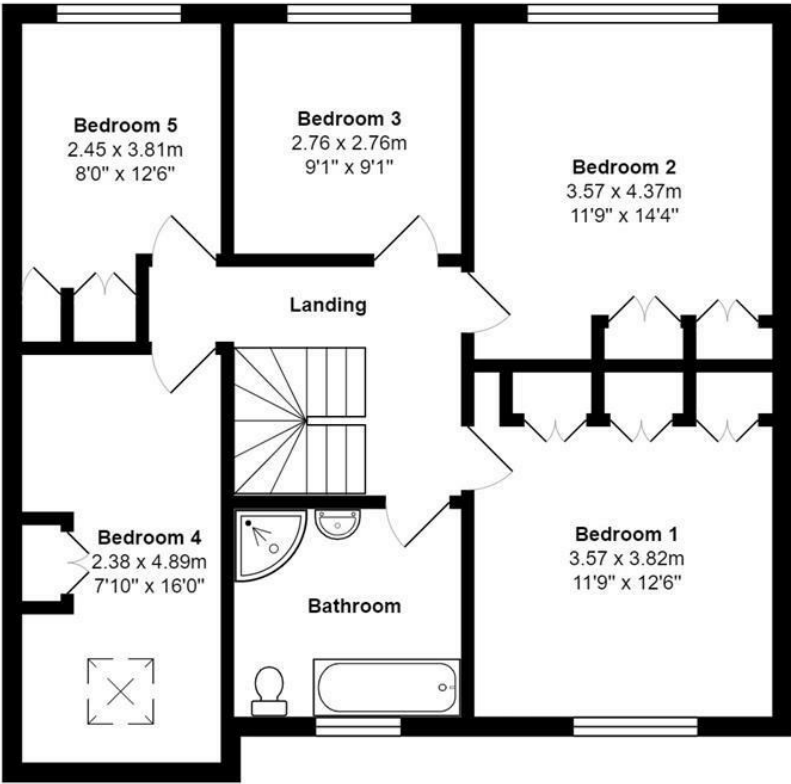




Floorplan



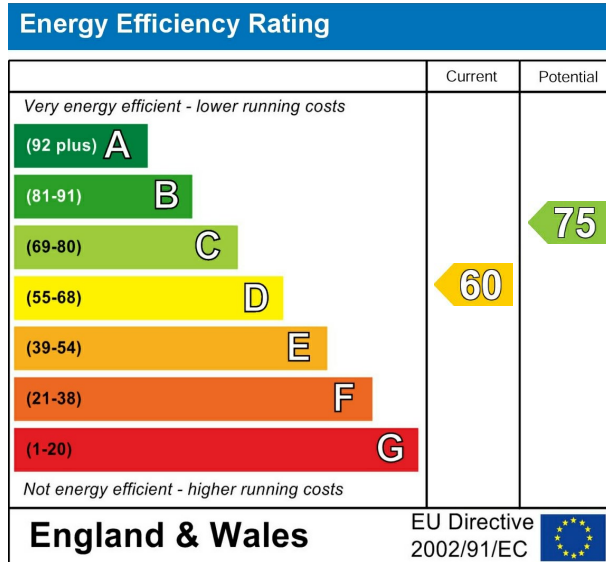
Ground Floor



First Floor



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

