

Davis
Lund

Grange Park Road
Ripon
North Yorkshire
HG4 2NJ
Offers Over £300,000





Accommodation

A beautifully presented and meticulously maintained three bedroom semi-detached bungalow, sat on a good size plot and located in a highly sought area to the south side of the city.

The bungalow features mature and private gardens, whilst there is a single garage and parking for numerous vehicles. The extended accommodation is very deceptive and the bungalow reveals a spacious and flexible layout, which is sure to suit a range of buyers.

The bungalow offers an entrance porch, generous size hallway with storage cupboard, lounge/diner with a fireplace and patio door access to the rear garden, breakfast kitchen which is fitted with an extensive range of modern units and some integrated appliances, side porch/utility, three bedrooms (two generous doubles) and a stylish bathroom, fully tiled and fitted with a modern white suite, including both a bath and walk in shower cubicle.

Externally the driveway provides parking for several vehicles and gives access to the single garage, whilst there is a low maintenance garden to the front of the bungalow. Gated access is available to the side and rear gardens, which are fully established and well stocked, whilst also offering a high degree of privacy. The rear garden is part laid to lawn, with a summer house and further timber shed, whilst there are a number of seating options, making the most of the sun throughout the day.

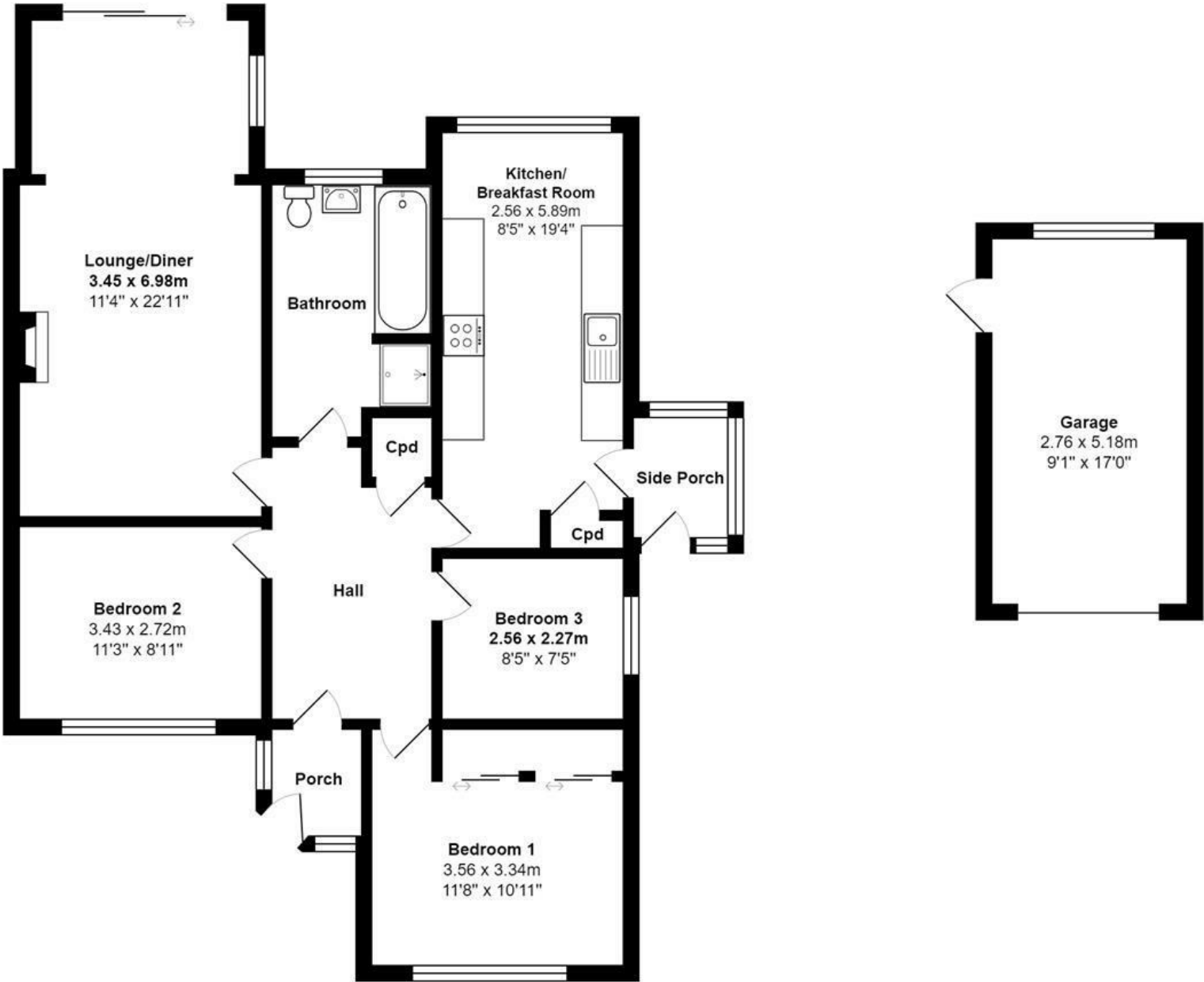
Located in a highly desirable residential area, the property is situated close to schools and amenities, including a shop and post office just seconds away, whilst also being located on the edge of open countryside. The bypass is available close by, whilst the bungalow is also situated close to the 36 bus route, giving ease of access to Harrogate and Leeds.

Bungalows of this quality are rare to market, especially on such a fantastic plot and an early viewing is advised on this lovely home.







Floorplan





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

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.

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