

Davis
Lund

Williamson Gardens
Ripon
North Yorkshire
HG4 2QB
Guide Price £335,000





Accommodation

A nicely situated semi detached family home, occupying a lovely setting, and overlooking Williamson Gardens to the front. The property reveals a spacious and neatly presented interior, extended to the rear, with the addition of a conservatory overlooking the rear garden.

The house offers good sized accommodation and three generous bedrooms with scope to extend to the side, as a number of the neighbouring properties already have, subject to necessary consents.

With lovely woodland and riverside walks on the doorstep, the house is also just a short walk from the city centre, with Ripon's highly regarded primary and secondary schools, including Ripon Grammar School are situated close by.

To the ground floor a side entrance door leads into the entrance hall, with stairs rising to the first floor, under stairs storage and cloakroom/WC. There is a good-sized living room with a wood burning stove and bay window, plus a separate dining room.

The kitchen comes fitted with a range of units with access into the conservatory and the garden beyond. To the first floor there is a landing with loft access, three good sized bedrooms (one with fitted storage) and the house bathroom fitted with a three-piece suite including a bath with shower over.

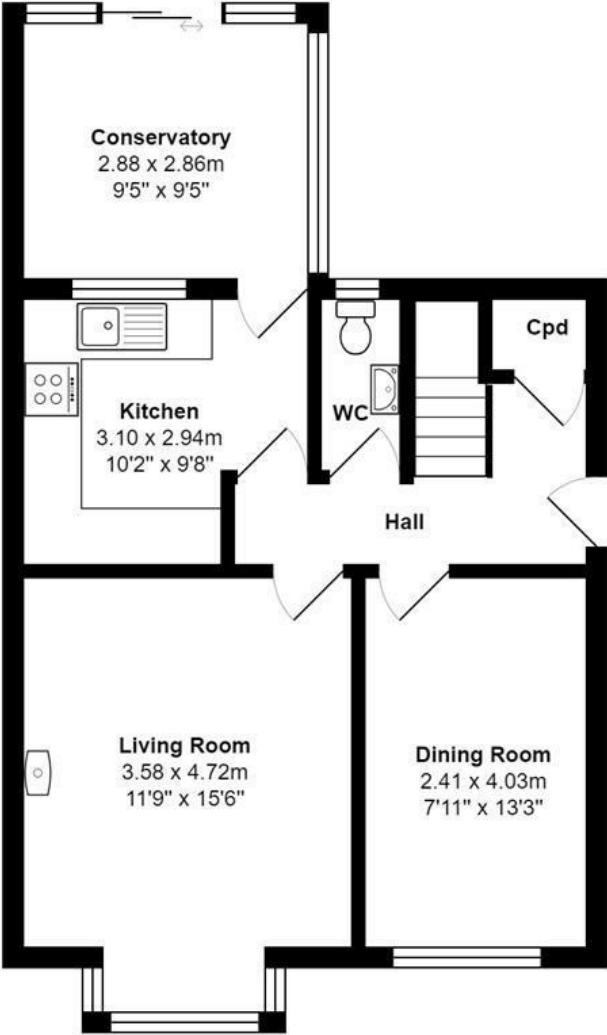
Externally there is driveway access providing parking and leading to a spacious garage. There is a well stocked garden to the front and a lovely enclosed rear garden, again well established with a range of plants and shrubs. The rear garden is mainly laid to lawn with a patio seating area.

Properties are rare to market in this highly sought after area and this deceptive home needs to be viewed internally to be appreciated.

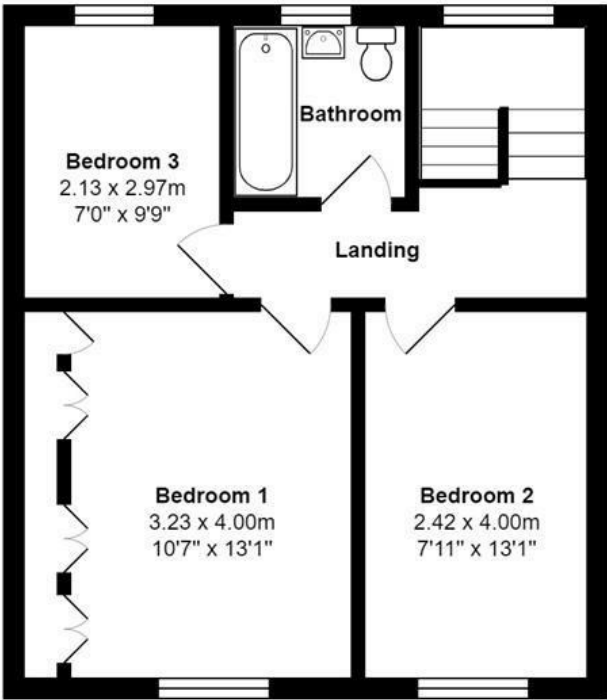




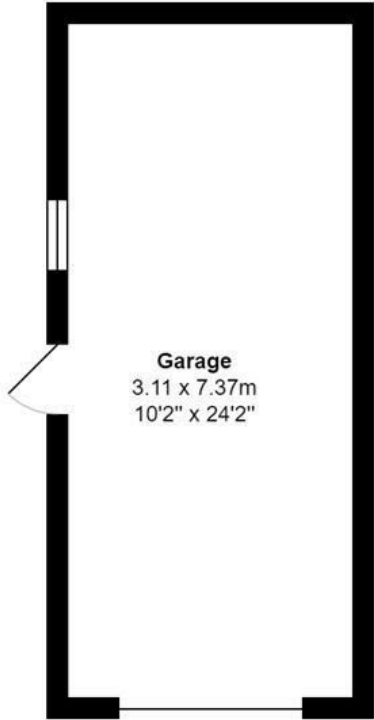
Floorplan



Ground Floor





First Floor



Garage

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

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