

Davis
Lund

Ripon Road
Wormald Green
North Yorkshire
HG3 3NQ

Guide Price £350,000





Accommodation

Located on a generous plot, Holmlea is an attractive semi-detached house, now in need of updating, but offering endless opportunities and an exciting project for the right buyer.

Situated in Wormald Green, between Ripon and Harrogate, the property is ideally placed for access to local amenities, whilst it is also on the 36 bus route, offering a very regular service to Ripon, Harrogate and Leeds.

The much loved home now requires a full programme of modernisation, but the large plot means that the site is ripe for redevelopment and there is undoubtedly annexe potential, all subject to necessary planning consents of course. The house has already been extended and it offers approximately 1200 square foot of accommodation, so already a generous size family home.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor. There are two good size reception rooms to the front of the house, a double aspect living room with a bay window and gas stove, plus a dining room with a fireplace and back boiler, both enjoying views over the gardens. There is a kitchen, pantry and porch to the rear, whilst a WC and wash room are accessed from outside. To the first floor there is a landing with large store cupboard, three bedrooms (two good size doubles with fitted storage) and the modern wet room, fitted with a white suite.

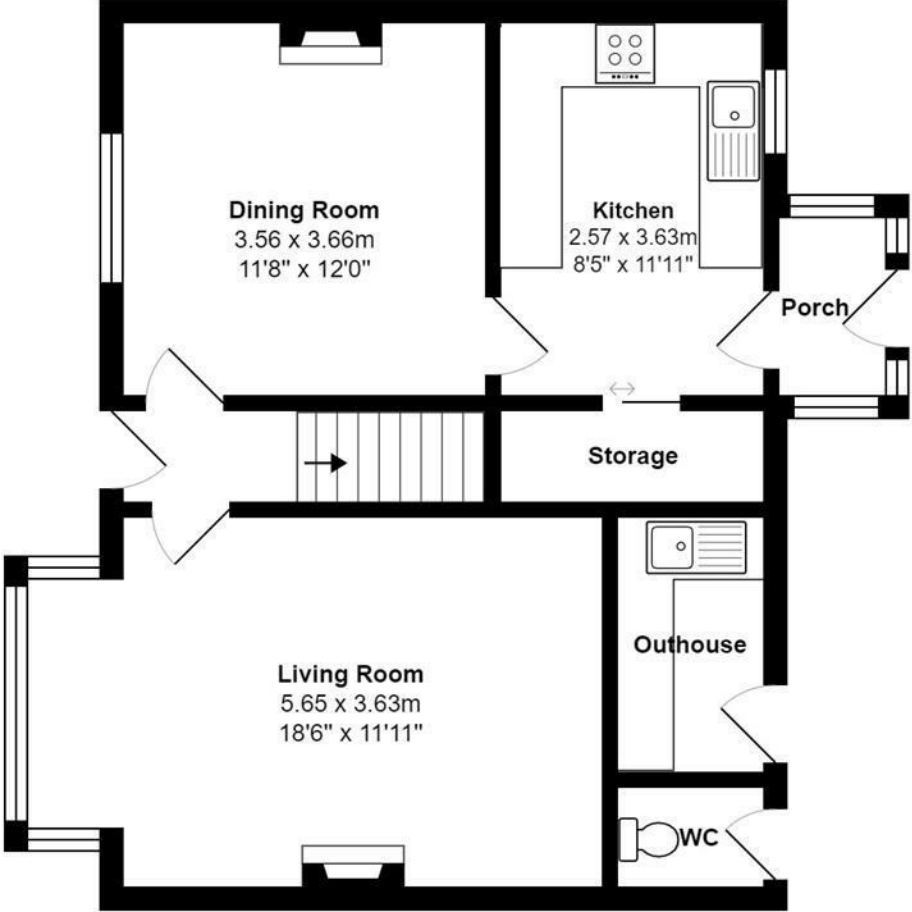
Externally there are good size lawned gardens to the front of the house, also giving access to a garage and workshop/store, again requiring attention, whilst gated off street parking is available. The gardens are well established, with numerous mature shrubs, plants and trees, all helping to aid privacy. Access is available to the side and rear of the property, where there is a further driveway, offering additional parking.

Offered for sale with no onward chain, an early viewing is advised on this lovely home, which is sure to attract high levels of interest.

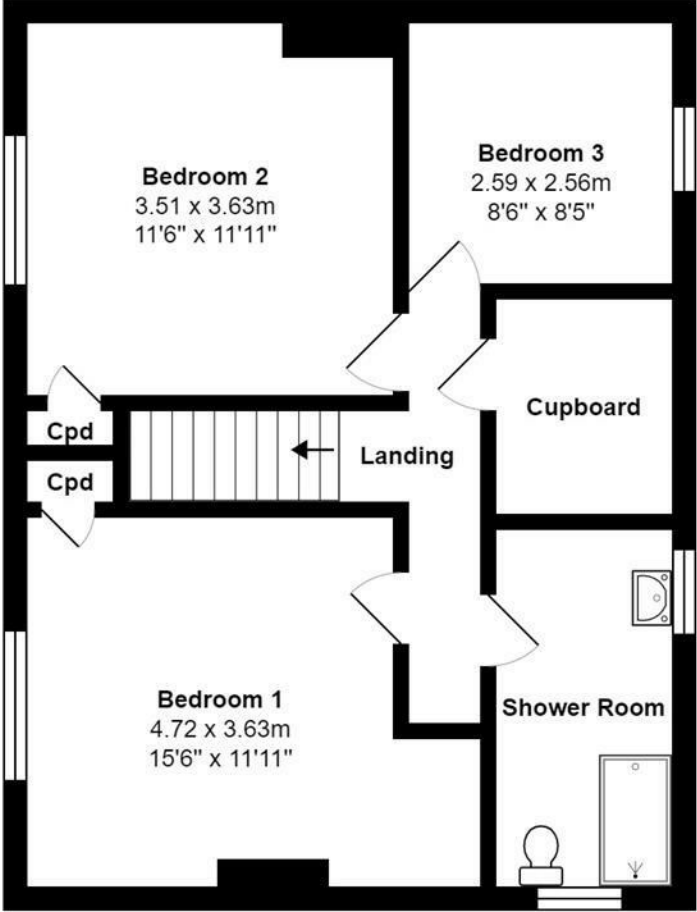




Floorplan




Ground Floor




First Floor



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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