

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

West Tanfield  
Ripon  
North Yorkshire  
HG4 5JW  
Guide Price £335,000





## **Accommodation**

A fully renovated and beautifully presented semi-detached village home, revealing extended accommodation and a fantastic size plot and gardens. The property enjoys a lovely setting, overlooking the village church and also enjoying an open aspect to the rear. The house has been finished to the highest of standard, with quality materials used throughout and this shows in the impeccable finish.

Located in the highly sought after village of West Tanfield, Ripon is just a few miles away, meaning shops and amenities are readily available. The village itself offers a great community spirit and it proves a vibrant place to live. The property is subject to a local connection clause, meaning at least one of the purchasers in the three years prior to purchase, must have worked or had their principal home in the borough of Hambleton.

The main entrance door leads into the entrance hall, with stairs rising to the first floor. The living room offers fitted storage and a pretty fireplace, with wood burning stove. The kitchen/diner offers a lovely open plan space, feeling very light and airy. There is a range of stylish fitted units, plus space is available for a fridge/freezer and there is further understairs storage. Beyond the kitchen there is a great size utility/boot room, again fitted with modern units. There is a door to the rear garden, whilst there is also access to the downstairs WC and boiler room. To the first floor there is a spacious landing with loft access, three good size bedrooms (one with fitted storage) and the house bathroom, fitted with a contemporary white suite, including a bath and separate good size shower cubicle.

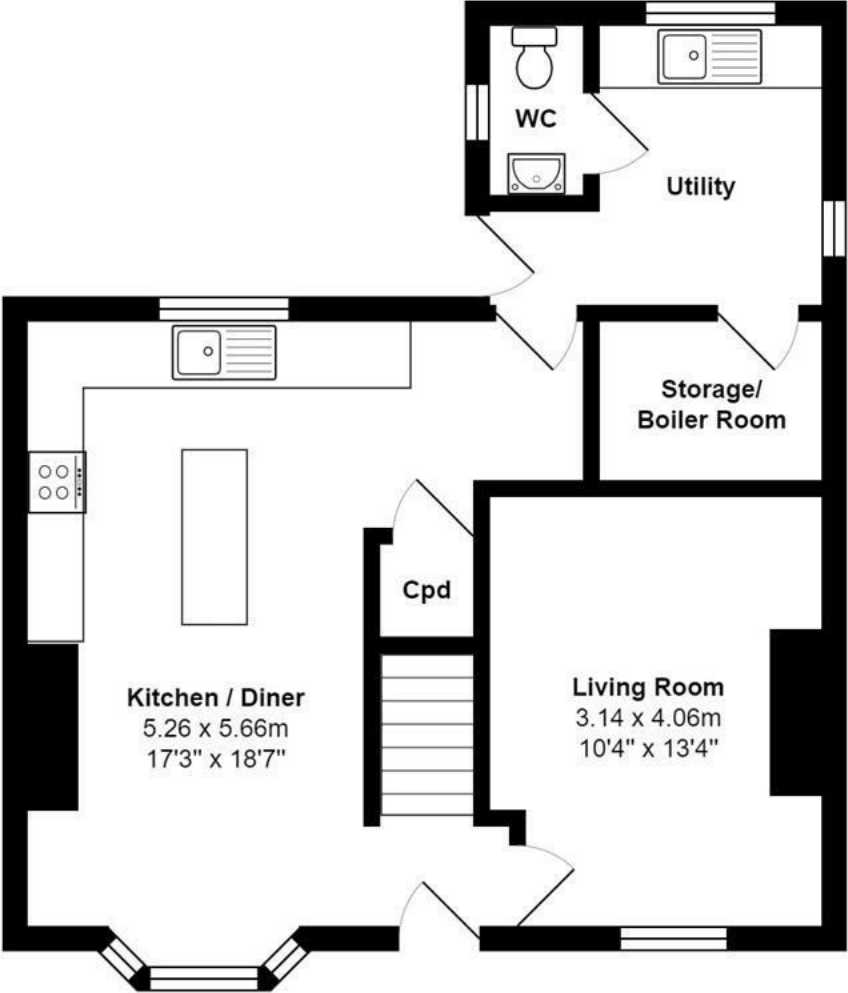
Externally gated access is available to a driveway, providing parking for several vehicles. The good size front garden is a mix of lawn and gravel, whilst there is also a lovely decked seating area. Access is available to the side of the house, leading to the rear garden, which is once again a generous size. The garden is fully enclosed, being a lawn and gravel mix and backing onto fields. The garden houses the oil tank, whilst a timber summer house is also in place.

An internal appraisal is vital, to appreciate the space and quality on offer, with this delightful family home.

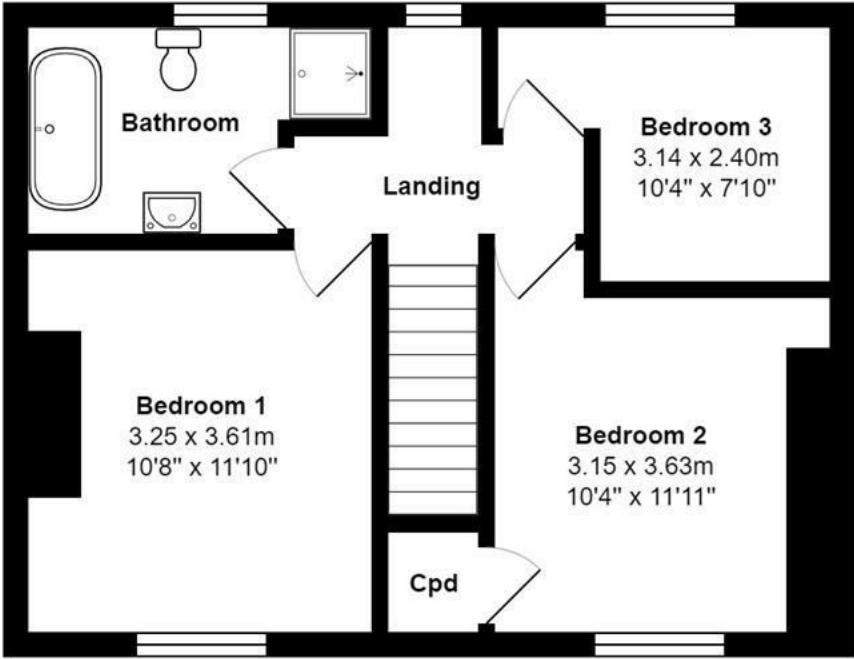




Floorplan



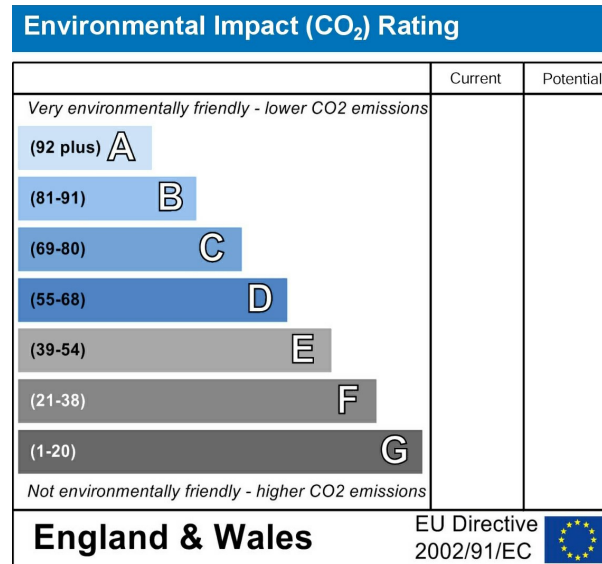
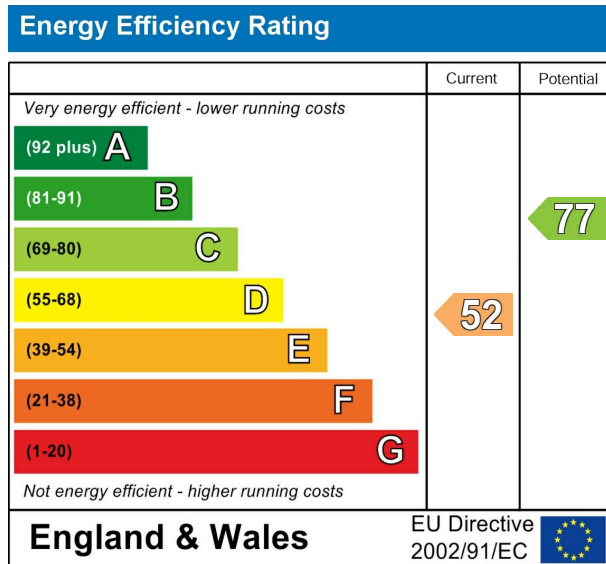
Ground Floor



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)

**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

