





## **Accommodation**

A substantial four bedroom detached house, offering a flexible layout which is sure to suit a range of buyers and located on a exclusive development of just three properties.

The property is surrounded by beautiful gardens and situated on a great size plot, whilst also being conveniently located close to the city centre and Ripon's array of amenities. Ripon's secondary schools are also close by, including the renowned Ripon Grammar School, whilst the leisure centre is just a short walk away.

The house has been much loved and well maintained, whilst it does now offer the opportunity to update to personal taste in areas. Due to the good size plot, there is no doubt extension/annexe potential and endless opportunities, subject to necessary consents and permissions.

On the ground floor the main entrance door leads into a fantastic size entrance hall, with a utility space and stairs leading up to a living area above the garage, proving a very light space, with two large skylights. The kitchen comes fitted with a range of units, whilst also housing the gas central heating boiler. The inner hallway has stairs rising to the first floor, two storage cupboards and a downstairs WC. The good size triple aspect living room offers a fireplace and double doors to the garden, whilst a dining room completes the downstairs layout. To the first floor there is a landing with loft access, main bedroom with fitted wardrobes and a modern fully tiled shower room, three further bedrooms and the house bathroom, which comes fitted with a white suite and is again fully tiled. The property is double glazed and gas central heating is in place.

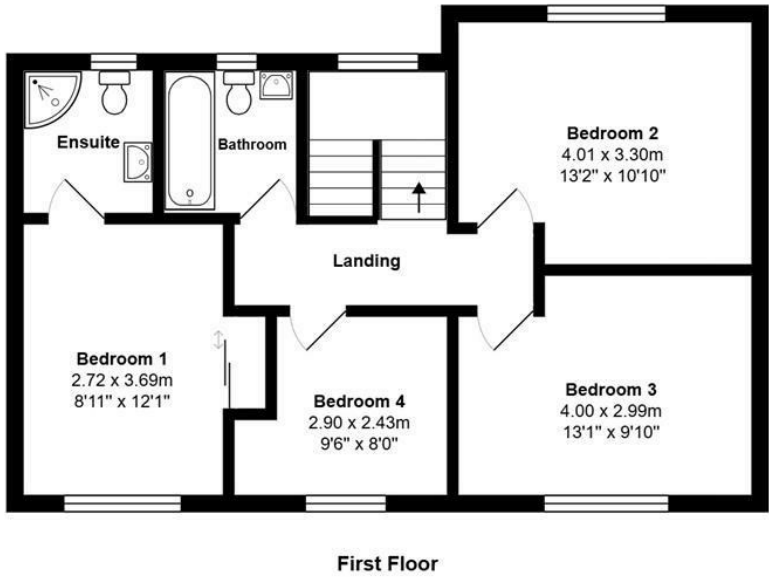
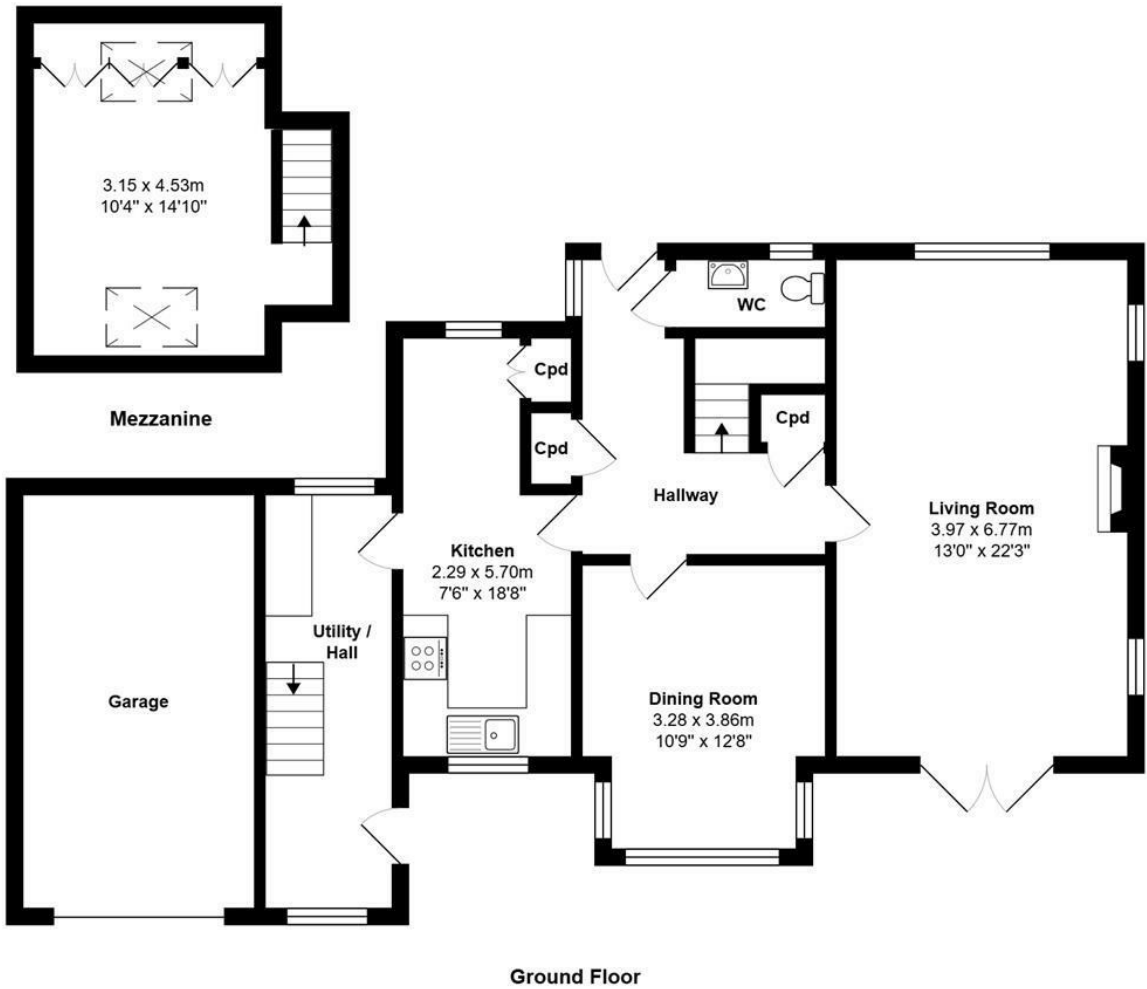
Externally the property is approached via a lane, an exclusive approach which services just three properties. There is a driveway, providing parking and giving access to the single integral garage, which is fitted with an electric door. There are wrap around established gardens to three sides, offering an array of plants, shrubs and trees, all of which help to create a lovely setting and high levels of privacy. There are extensive lawns front and rear and several seating areas, to maximise the sun throughout the day.

A viewing is essential on this lovely bespoke family home, which offers endless potential.



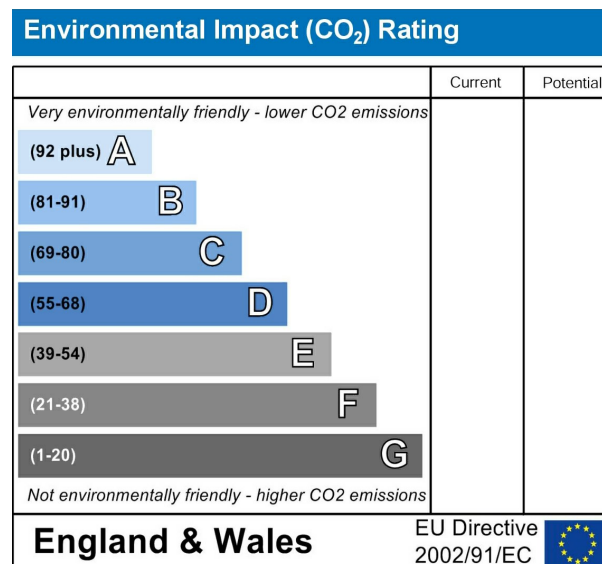
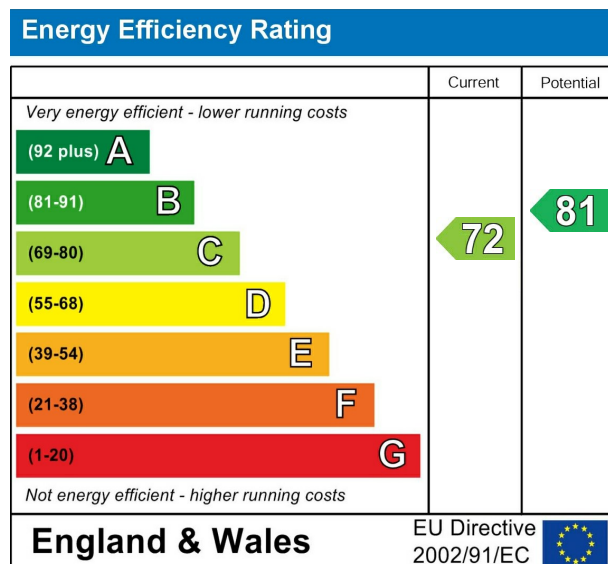


Floorplan





## 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)

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