

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

Magdalens Close  
Ripon  
North Yorkshire  
HG4 1HH

Guide Price £300,000





## **Accommodation**

A substantial and very deceptive three bedroom mid terraced town house, located on the outskirts of Ripon and revealing well kept accommodation arranged over three floors.

The house has recently had new kitchen fitted and fresh flooring to some of the rooms, whilst the well proportioned accommodation feels light and airy throughout.

The property benefits from glorious countryside walks on the doorstep, whilst also affording ease of access to the Ripon bypass and beyond. Schools, shops and amenities are also readily available, with the city centre being a short walk away.

On the ground floor there is a spacious entrance hall, with stairs rising to the first floor and a cloakroom/WC. The living room is filled with light through a large bay window, whilst glazed double doors lead to the kitchen/diner. The kitchen comes fitted with a stylish range of modern units and brand new integrated appliances, with access to the utility room and double doors leading to the rear courtyard. To the first floor there is a landing with storage cupboard, the great size main bedroom with fitted wardrobes and an ensuite shower room, a further bedroom and the house bathroom, part tiled and fitted with a white suite, including a bath and separate shower. On the top floor there is a further large bedroom, with fitted storage and no doubt the opportunity to split or add a further ensuite, all subject to necessary consents. The property is double glazed, whilst gas central heating and solar panels are in place.

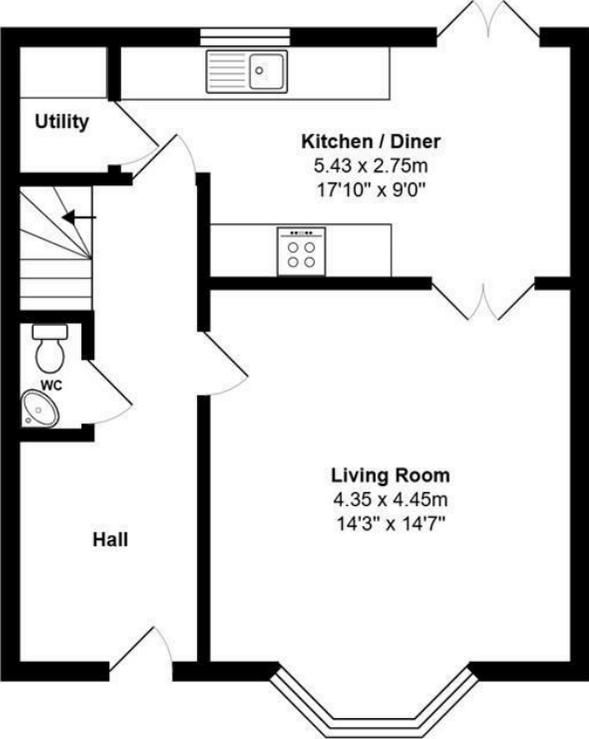
Externally there is off street parking to the front of the property and an enclosed courtyard garden to the rear. The garden is fully paved for ease of maintenance, whilst offering a lovely area to relax and unwind, without the stresses of lots of upkeep.

An internal viewing is a must, to appreciate the deceptive accommodation on offer, which also comes to market with no onward chain.

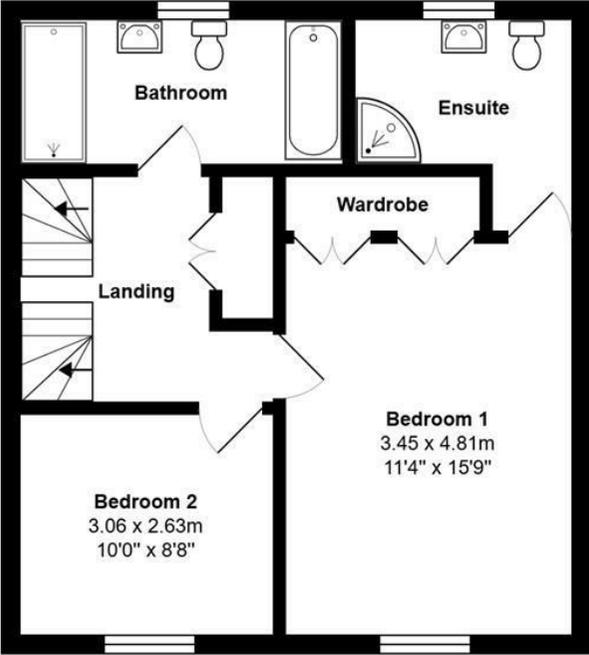




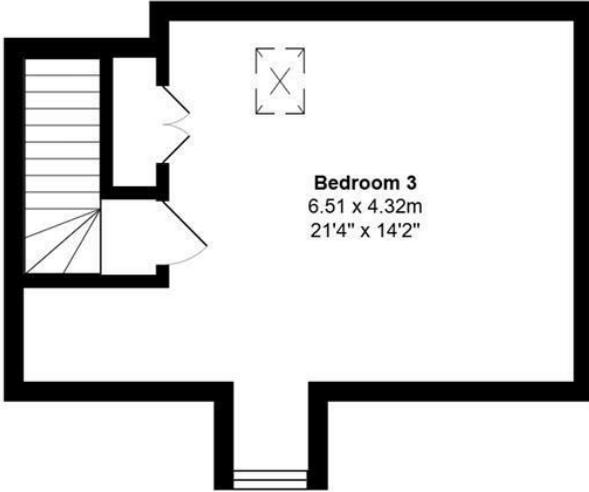
Floorplan



Ground Floor



First Floor

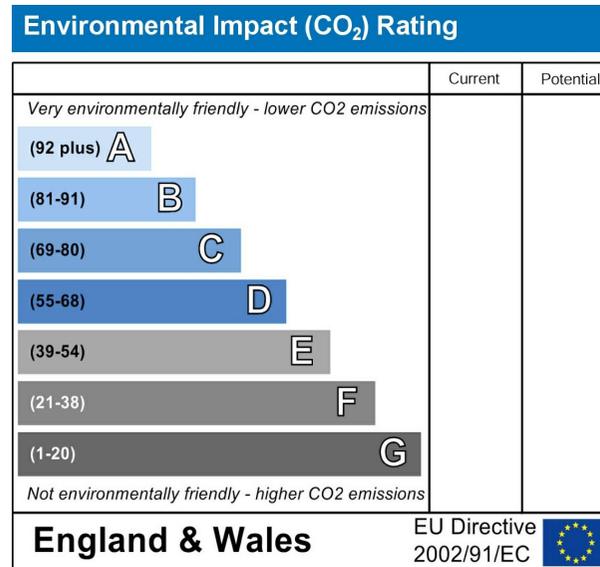
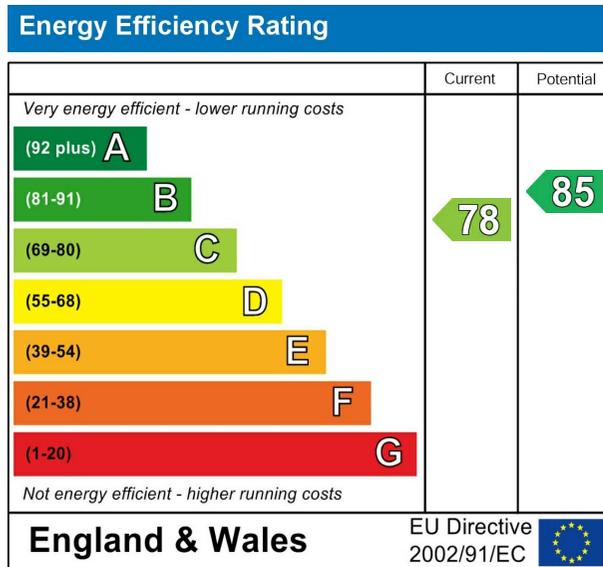


Second Floor





EPC



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