





Accommodation

An extended and particularly spacious four bedroom detached house, revealing a flexible layout and a great size plot, with lovely mature gardens. The property has been much loved and well maintained, whilst it does now offer the opportunity to update to personal taste in areas.

Located in a sought-after residential area on the south side of the city, due to the generous plot, the property still offers the scope for further extension, subject to necessary planning consents of course. The house also features a single garage and parking for several vehicles.

On the ground floor the main entrance door leads into the double aspect dining room, with the inner hallway beyond, offering stairs to the first floor and a cloakroom/WC. The kitchen comes fitted with a range of modern units and a side access door, leading to the driveway. The L-shaped double aspect living room is located to the rear of the property, being a great size and offering patio door access to the rear garden and a fireplace with gas fire. To the first floor there is a landing with loft access and an airing cupboard, a very generous size main bedroom, three further bedrooms and the modern house bathroom, fitted with a white suite, including a bath with glazed screen and shower over. The house is double glazed and gas central heating is in place.

Externally there is a lawned garden to the front of the house, with hedge boundaries and a pathway leading to the front door. A block paved driveway provides parking and gives access the garage. The rear garden is a fantastic size, whilst it also attracts a lot of sunshine throughout the day. The garden is part laid to lawn, whilst there is a large patio area and the garden comes well stocked, with an array of shrubs and plants.

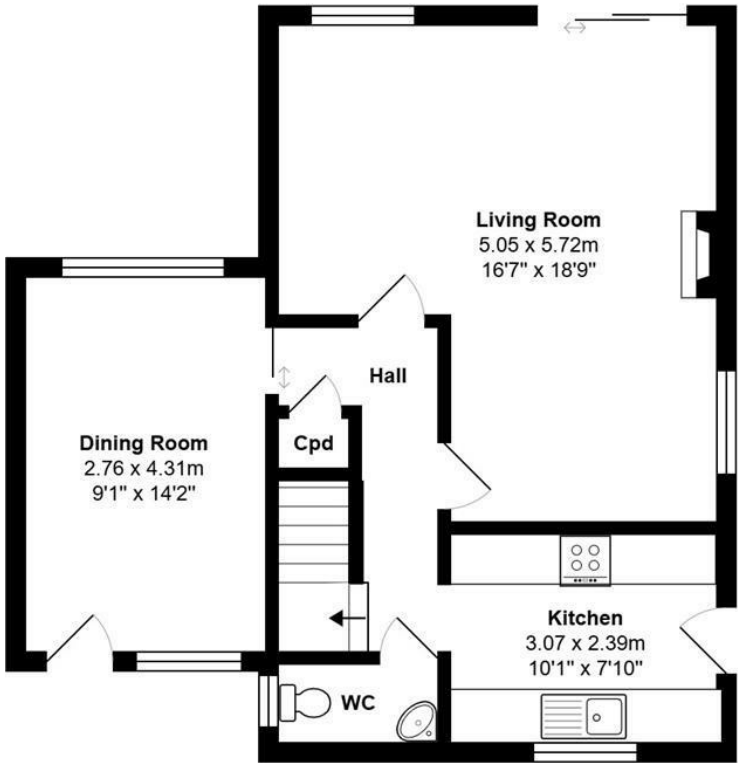
The house is situated within walking distance of the city centre, whilst also having Ripon's secondary schools close by, including the highly regarded Ripon Grammar School. The property is also very close to open countryside, with lovely walks available nearby, ideal for dog owners.

Properties in this highly desirable area are rare to market and an early viewing is advised on this competitively priced family home, which is also offered for sale with no onward chain.

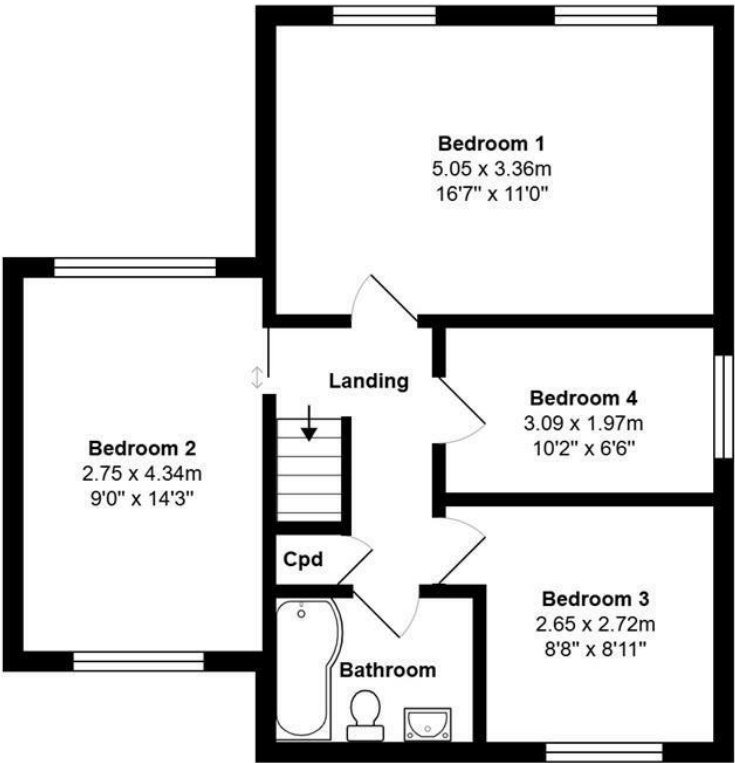




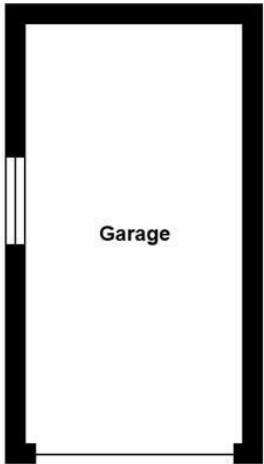
Floorplan



Ground Floor



First Floor



Garage





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - 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.

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