





Accommodation

A lovely three bedroom semi detached house, which offers a well presented and versatile layout. The property reveals spacious accommodation throughout and good size enclosed gardens, all perfect for family life.

Situated on a generous plot and boasting driveway parking and a single garage, there is also an enclosed rear garden. Due to the good size plot, the property offers scope to extend, subject to necessary planning consents of course, as a number of neighbouring properties have.

The house itself is situated on an established and sought after development, located close to the city centre and affording ease of access to all of Ripon's shops, restaurants, schools and amenities. The house is also situated very close to the Leisure centre, which now houses Ripon's new swimming baths. The Ripon bypass is also available within seconds, making the property ideally placed for commuters as well.

On the ground floor there is an entrance hall with understairs storage and stairs rising to the first floor. The living room is located to the front of the house, offering a wood burning stove. The kitchen comes fitted with a range of modern units and access is available to the dining room. The rear hallway, store and utility room complete the downstairs layout, whilst access is also available from both the driveway and rear garden. To the first floor there is a landing with loft access, three bedrooms (two good size doubles) and the modern part tiled shower room, fitted with a white suite and a large walk-in shower.

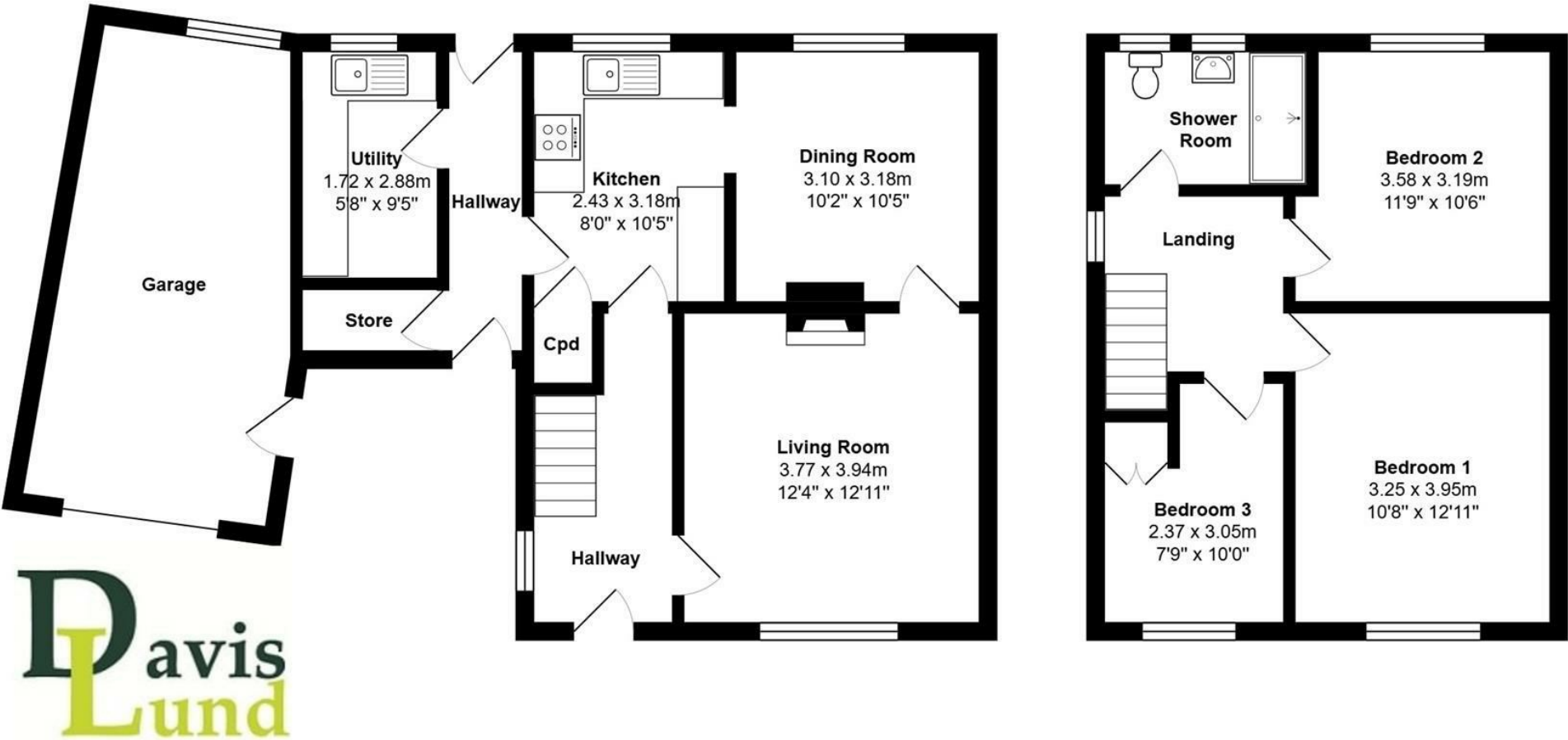
Externally there is driveway parking to the front of the house, also giving access to the garage. There is a well stocked front garden, with gated pathway access to the front door. The good size rear garden is enclosed and mainly laid to lawn, being ideal for purchasers with pets and children.

An early viewing is advised on this highly desirable family home, which is also offered for sale, with no onward chain.



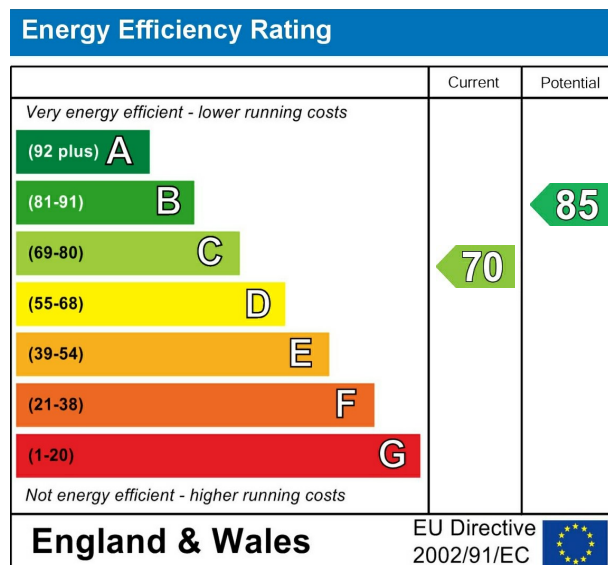


Floorplan





EPC



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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