

**Davis  
Lund**

Lark Lane  
Ripon  
North Yorkshire  
HG4 2HW

Guide Price £275,000





## Accommodation

A lovely two-bedroom detached bungalow, situated on a good size plot and located in a sought-after area on the western side of the city.

The bungalow is situated in one of Ripon's highly desirable residential areas, and the property could not be better placed for Ripon's secondary schools, with both the Outwood Academy and the highly regarded Ripon Grammar School just a short walk away. Shops and amenities are available close by, whilst the property is also ideally placed for countryside walks.

Entering the property, there is a good size living room with versatile study area, a spacious main bedroom with a dressing area, further double bedroom, a mostly tiled bathroom fitted with a white suite, including freestanding bath and separate walk-in shower with a glazed screen. There is also a generous size kitchen/diner/family room and a sun room/conservatory, which does require some updating. The kitchen is fitted with a range of modern units and appliances, with access to the side of the property and sunroom at the rear. The dining area has large windows giving a light and airy feel throughout.

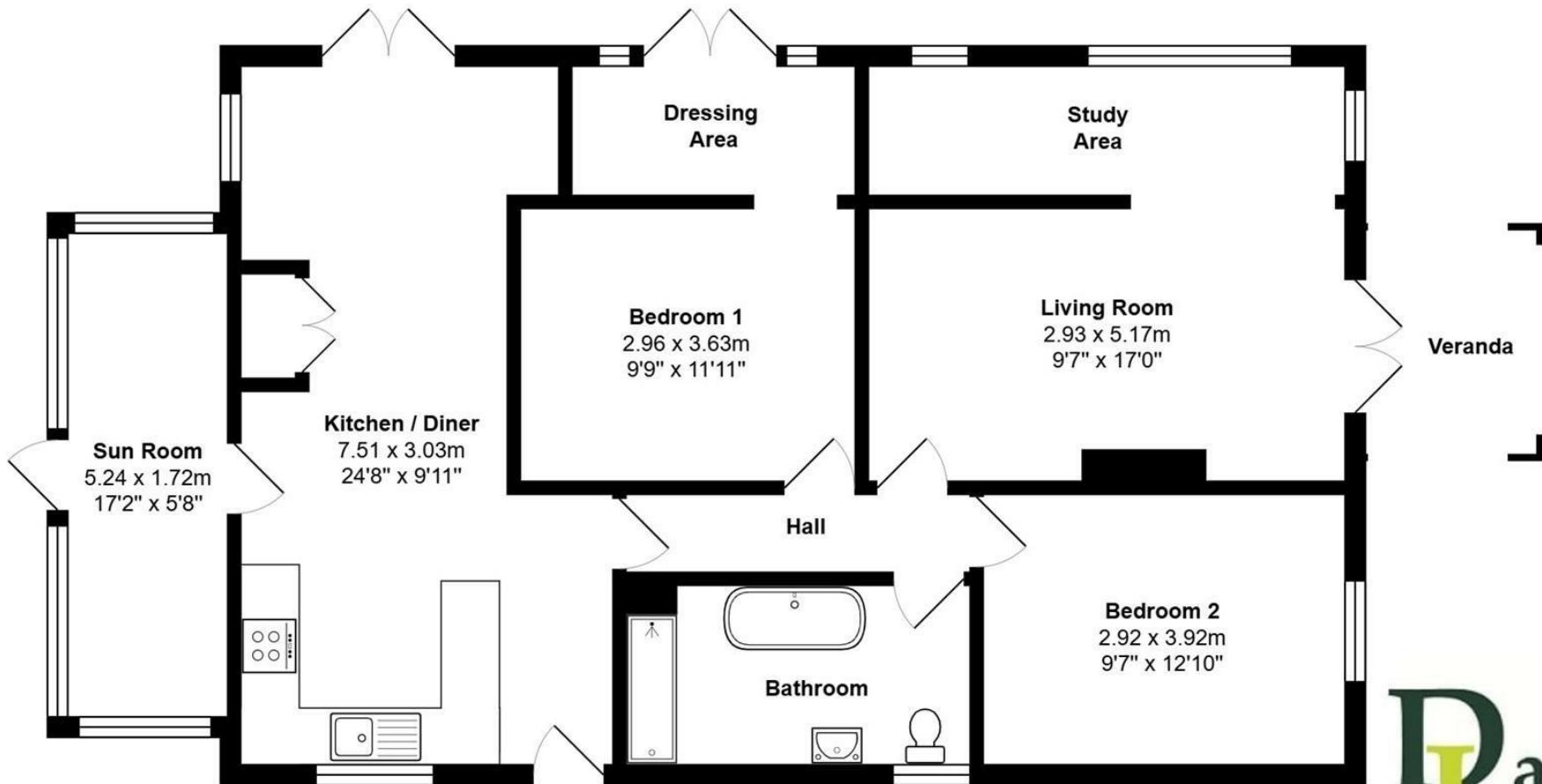
Externally, the property benefits from generous front and rear gardens and a large driveway, providing parking for multiple cars. Gated access leads to the driveway and front garden, which is mostly laid to lawn with well-stocked borders. A paved area leads to the front porch, ideal for outdoor seating. To the side of the property is a patio area with shed for storage. The rear garden is fully enclosed with fenced and walled boundaries, and is partially gravelled and paved, plus an additional outbuilding for storage. While in need of some landscaping, it offers excellent potential to create an attractive outdoor living space.

Neutrally decorated throughout and situated in a prime location, an early viewing is advised for this chain free home.





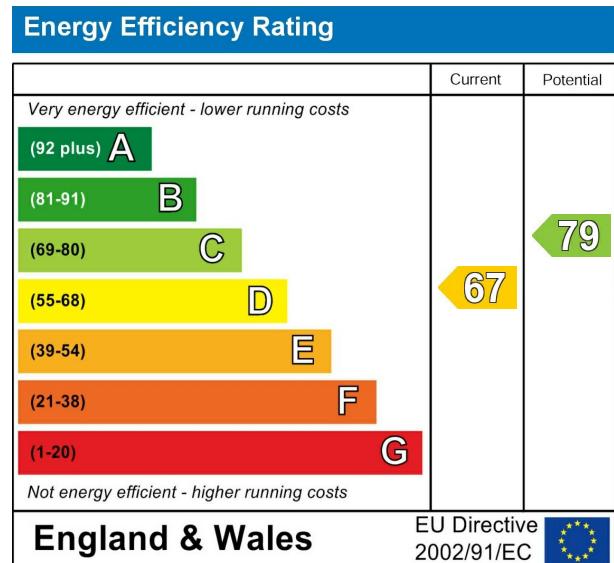
## Floorplan



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



## 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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