





Accommodation

A delightful two bedroom detached bungalow, occupying a generous plot in a sought-after residential area on the south side of Ripon. Close to transport links and amenities, the property is sure to appeal to a variety of purchasers, whilst also offered to the market with no onward chain.

The property is conveniently located close to the city centre and Ripon's array of amenities. Countryside walks are available close by whilst the leisure centre is just a short walk away, housing Ripon's swimming baths. There is a supermarket nearby, whilst the property is located close to the 36 bus route, with a regular service to Harrogate and Leeds.

Entering the property, there is a spacious entrance hall with LVT flooring and loft access hatch. The lounge/diner is a great size, with fitted storage, gas fire, large windows and a double aspect, flooding the room with natural light. The kitchen is fitted with a range of units and space for appliances, whilst a door allows access to the porch/boot room, with ample space for hanging coats and housing the combi gas boiler. The main bedroom is a spacious double with fitted wardrobes, there is a further airy double bedroom and the part tiled shower room, which is fitted with a white suite, including a large walk-in shower enclosure. The property is double glazed throughout and benefits from gas central heating.

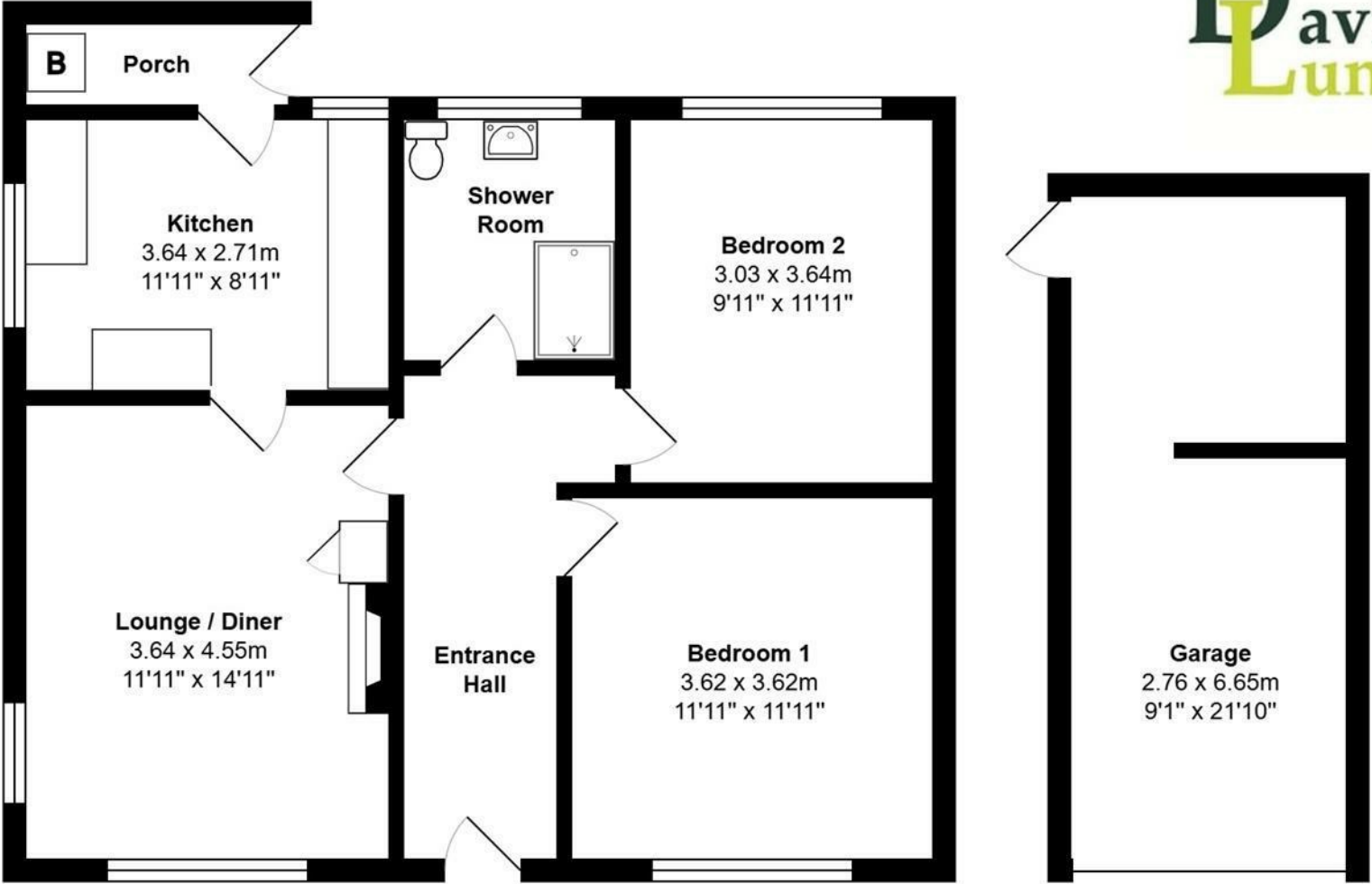
Externally, the property benefits from a single garage with up and over door, power and lighting, and driveway parking for one vehicle. The gardens are designed with low maintenance in mind, the front garden is mostly gravelled, whilst there is ample space for raised flowerbeds and plant pots, ideal for avid gardeners. To the rear, the garden is a real delight, with lovely views over the playing field. The garden is mostly paved and gravelled, with raised flowerbeds and fenced and hedged bordered, providing a lovely space for outdoor seating. Somewhat still a blank canvas, the garden provides the buyer(s) with a lovely opportunity to landscape the garden further to their requirements.

Light and airy throughout with generous size accommodation for the price bracket, and in such a great location, an early viewing is advised on this delightful and highly desirable home.





Floorplan





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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