

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

Southfield Road  
Ripon  
North Yorkshire  
HG4 2NX

Guide Price £279,000





## Accommodation

A spacious semi-detached bungalow, located in a quiet residential area to the southern outskirts of Ripon. Priced competitively, the property is sure to appeal to a variety of purchasers, making for an exciting project and offering endless opportunities.

The property enjoys lovely front and rear gardens and has been well maintained, whilst it does now offer the scope to update to personal taste in areas. The property has been extended over the years, including a lovely conservatory, which enjoys views over the garden. The loft has also been converted, providing handy further loft space, sure to suit a number of uses. The property offers a very flexible layout, with the scope to reconfigure, if wished and subject to necessary consents. Due to the good size plot, there is also annex potential, along with the scope to further extend the property, again all subject to necessary permissions.

Located in a highly desirable residential area, the property is situated close to schools and amenities, whilst also being seconds from open countryside. The bypass is available close by, whilst the bungalow is also situated close to the 36-bus route, giving ease of access to Harrogate and Leeds.

On entering the property, the kitchen comes fitted with some appliances and a range of wall and base mounted units, whilst a cupboard provides handy storage and there is a separate dining space. The lounge is a good size, with a cosy log burner and conservatory providing further seating, with a lovely outlook onto the rear garden. There are two good size double bedrooms and a modern shower room, part tiled and fitted with a white suite, including a large shower enclosure. An additional entrance porch/conservatory completes the downstairs layout, with access from the front garden. Upstairs, the loft has been converted into a large versatile space, with handy eaves storage. The property also benefits from double glazing throughout and gas central heating.

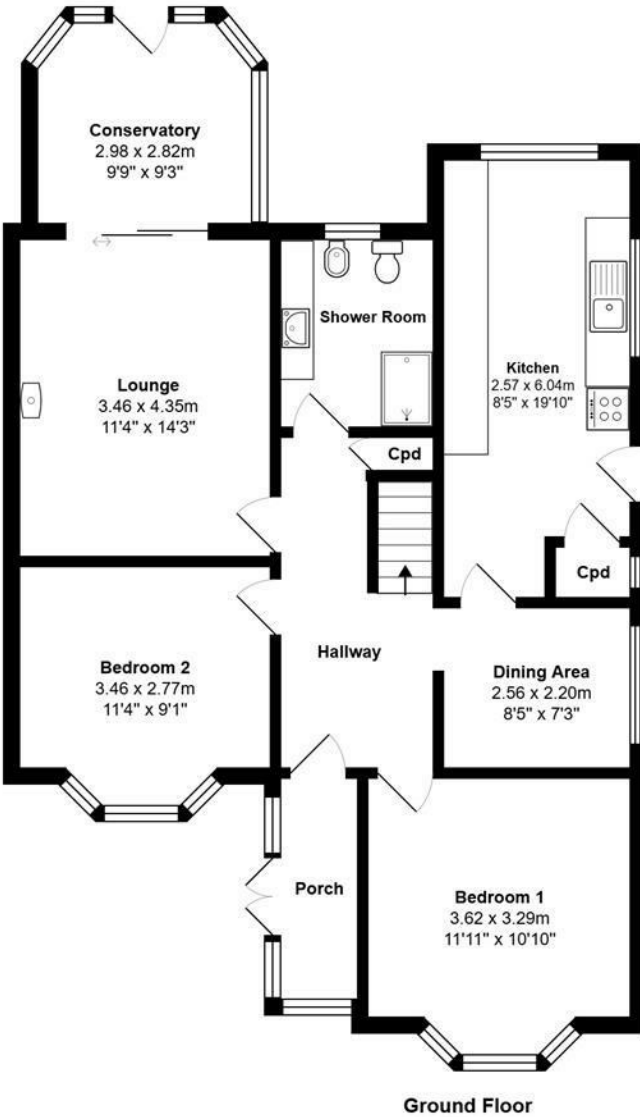
Externally, the property benefits from spacious front and rear gardens. The front garden boasts a driveway and carport leading to the front door, with stocked flowerbeds and walled boundaries. To the rear, the garden is fully enclosed, offering a high degree of privacy. There is a large shed providing handy storage, raised decking and paved areas offering multiple seating areas with stocked flower beds, perfect for outdoor living and entertaining. Gates give access to the private driveway and carport, providing parking for multiple vehicles.

Homes of this size and location are rare to market at this price point, so the bungalow is sure to appeal to a variety of purchasers, and an early viewing is advised.

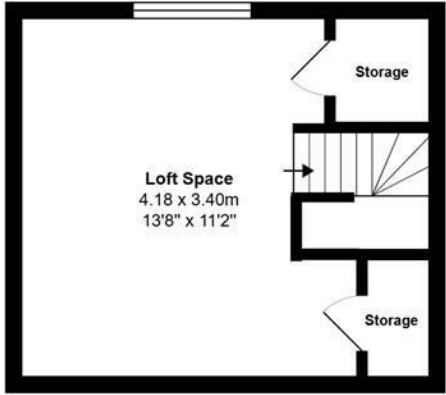




Floorplan



Carport





## EPC

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

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

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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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