





Accommodation

An immaculately presented three bedroom detached family home, situated on a generous plot and located in a sought after residential area on the west side of Ripon. At over 1400 square feet, the property offers spacious and versatile accommodation, sure to appeal to a variety of purchasers.

The property is situated in one of Ripon's most 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.

On entering the property through the main entrance door, there is a grand and welcoming entrance hall with stairs rising to the first floor, understairs storage, WC and utility room adding to the convenience. The living room is a great size, with a stylishly fitted media wall and two sets of French doors opening onto to the garden. A real hub of the home, the kitchen/diner/family room is spacious and enjoys a double aspect, flooding the room with natural light. The kitchen is fitted with a range of modern units and appliances, including a gas hob, three ovens, fridge/freezer and tiled floor, along with ample space for a seating area and dining table. To the first floor, there is spacious landing with handy storage cupboard and two windows giving an airy feel. The main bedroom is a good size, with fitted wardrobes and stylish ensuite facilities. There are two further well-proportioned bedrooms, both with eaves storage, plus the family bathroom, which is part tiled and fitted with a white suite, including a bath with shower and glazed screen over. The property benefits from gas central heating and is double glazed throughout.

Externally, the property benefits from a single garage with up and over door and driveway parking for one vehicle. The garden is a good size and wraps around the property, with fenced and walled boundaries. Partly laid to lawn with mature flowerbeds, the garden provides an idyllic space for outdoor living and entertaining.

Homes of this size and quality are rare to market at this price point, especially in such a sought-after residential area, so an early viewing is advised on this delightful 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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