





Accommodation

Occupying a prime position, set back from the road and situated just a few minutes' walk from the city centre, this beautifully presented four bedroom link detached home is sure to appeal to a variety of purchasers, whilst it is also offered to the market with no onward chain.

Situated on a very generous plot, the property is extended to the rear, now offering a further versatile reception room, currently utilised as a dining room. The house still offers the scope for further extension, subject to necessary planning consents. The property has been much improved by the current owner, with the addition of a new kitchen, shower room and redecoration throughout since purchase now revealing a fresh and modern interior.

The property occupies a handy location close to the city centre, with Ripon's array of amenities close by, plus the bus station, including access to the 36 bus route to Harrogate and Leeds. Located in a sought-after area, there are three supermarkets close by, whilst the Ripon bypass is also just a short drive away.

Entering the property, there is an entrance porch leading to a spacious hallway, with stairs rising to the first floor and a cupboard providing handy storage. The main living room is a great size, with a convector gas log effect fire with thermostatic control and large bay window enjoying a lovely outlook over the garden. Double doors lead to further open plan living space, currently utilised as a snug and dining area, whilst sure to suit a variety of uses such as a home office, play room or hobby room. The kitchen is stylishly fitted with a variety of modern units, marble effect work tops and integrated appliances, including a gas hob, extractor fan, oven, fridge-freezer and dishwasher. From the kitchen, a door allows internal access to the single garage, WC and utility room. Upstairs, there is a spacious landing with loft access, generous main bedroom with fitted storage, three further well-proportioned bedrooms, one with fitted storage, fully tiled shower room with large walk-in shower and separate WC. The property is double glazed throughout and benefits from gas central heating.

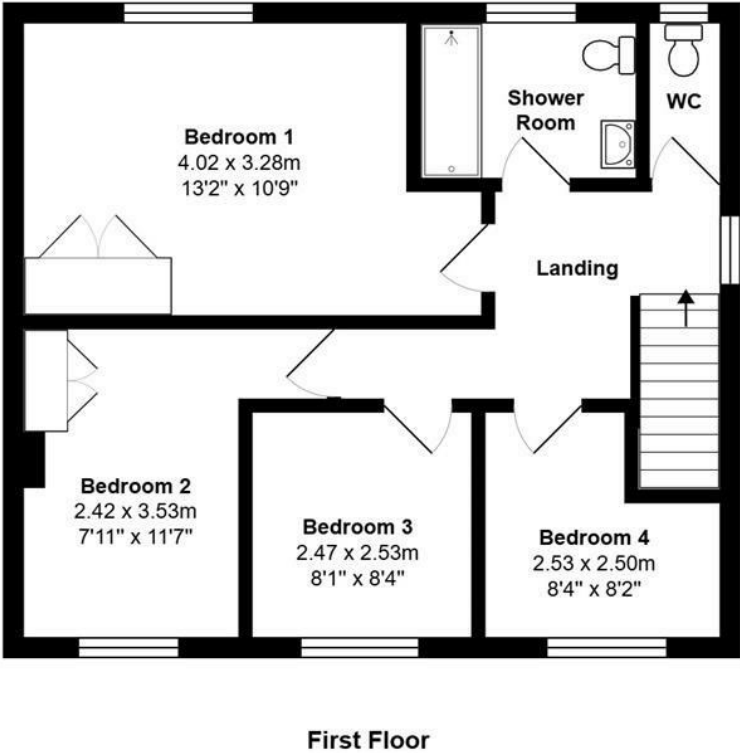
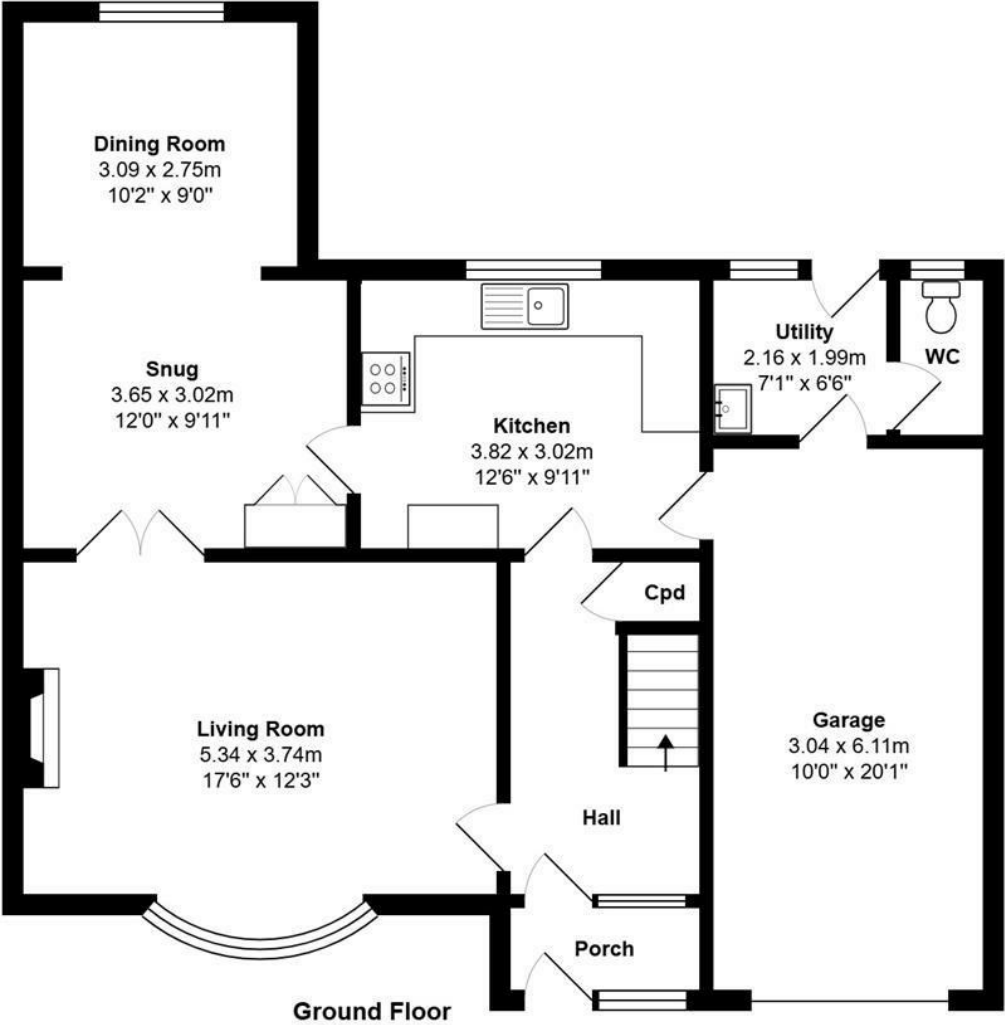
Externally the property is approached via a gated driveway, providing parking for several vehicles and allowing access to the single garage with electric roller door. There is a sizeable and well-established front garden, plus a lovely secure and enclosed courtyard garden to the rear, offering a good degree of privacy and making a great entertaining space.

Homes of this quality are rare to market at this price point, an early viewing is advised on this delightful and truly turnkey property.



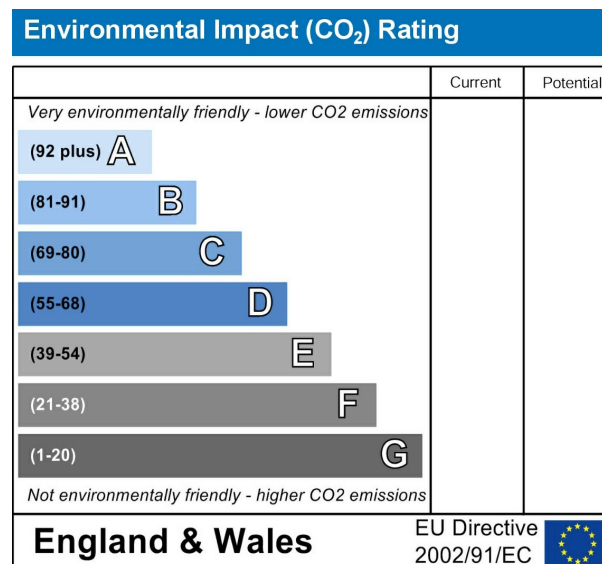
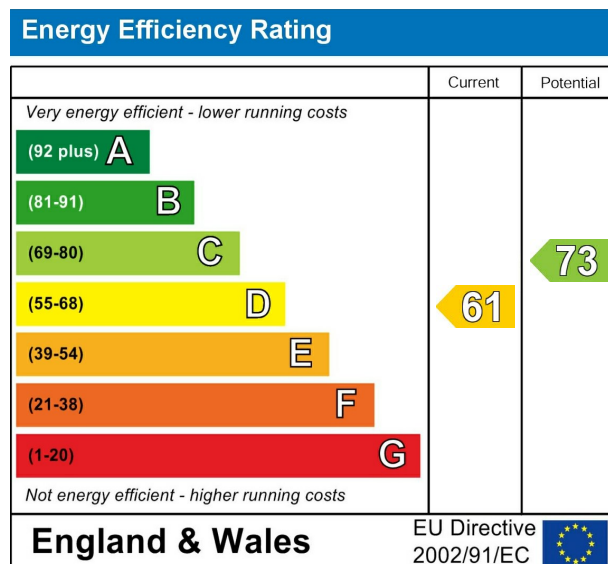


Floorplan





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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