





Accommodation

An immaculately presented three bedroom detached property, situated in a highly sought after residential area on the south side of Ripon. Extended to the rear, the house now offers a stylish kitchen/diner/family room, a lovely family friendly space, with bi-fold doors opening onto the rear garden. Set back from the road, the property benefits from beautifully landscaped front and rear gardens, along with extensive driveway parking and a single garage, so is sure to appeal to a variety of purchasers.

The house is situated within walking distance of the city centre, whilst also having Ripon's secondary schools close by, including the highly regarded Ripon Grammar School. The property is also very close to open countryside, with lovely walks available nearby, ideal for dog owners.

On entering the property, there is a spacious entrance hall with stairs rising to the first floor. With a large window overlooking the lovely front garden, the living room is a great size, with a fireplace and cosy gas fire. From the living room, the hall flows into the expansive kitchen/diner/family room, with skylights giving an airy feel, bifold doors allowing rear garden access, understairs storage, along with ample space for a dining table and seating area. The kitchen is stylishly fitted with a range of modern units and integrated appliances, including an induction hob, dishwasher and double oven. An island/breakfast bar is incorporated, perfect for informal dining. From the kitchen, a separate utility room and cloakroom/WC adds to the convenience, whilst a door also offers internal garage access. The garage has been part converted, now offering a modern study onlooking the rear garden, ideal for those who work from home, whilst there is still plentiful space for storage. Rising to the first floor, there is a landing with loft access, two well-proportioned and neutrally decorated double bedrooms, a further single bedroom with storage cupboard, plus the family bathroom. The bathroom is part-tiled and complete with a white suite, including a bath, separate shower enclosure, vanity sink and heated towel rail.

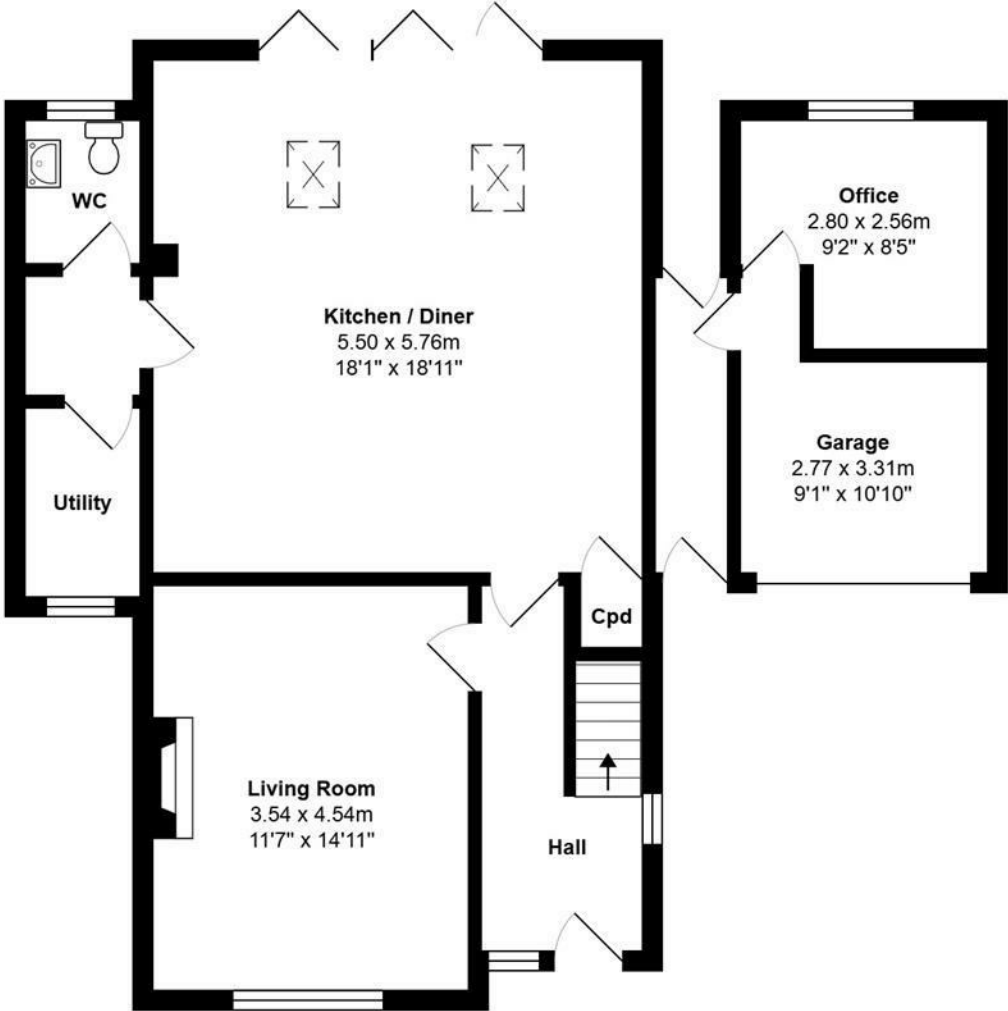
Externally, the property benefits from lovely, landscaped gardens to the front and rear, along with driveway parking for multiple vehicles and single garage. To the front of the property, the garden is mostly laid to lawn, with mature and stocked flowerbeds, whilst a pathway leads to the front door. The rear garden is a real delight, with hedge borders offering a high degree of privacy. Mostly laid to lawn with stocked flowerbeds and a patio entertainment area, the garden presents a great space for entertaining and family living, whilst also being ideal for purchasers with pets. A timber-built summer house provides a further seating area, but is sure to suit a variety of uses.

Beautifully finished throughout, homes of this quality are rare to market and an early viewing is advised on this modern and stylish family home.

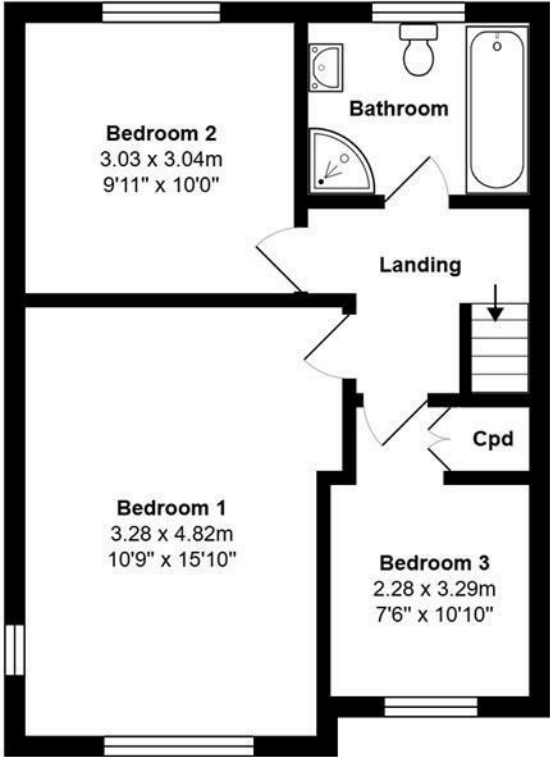




Floorplan



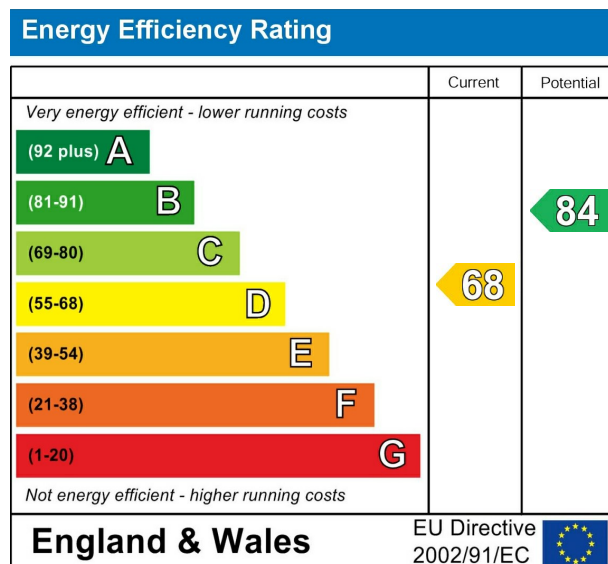
Ground Floor



First Floor



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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

