Davis Lund

Redshaw Close
Ripon
North Yorkshire
HG4 1PS

Offers Over £280,000

Accommodation

A spacious semi detached bungalow, located on an established plot and nestled away in a small and sought after cul-de-sac, just a short walk from the city centre. Bungalows this close to the centre are rare, especially ones enjoying such a lovely riverside setting and handy location.

The property has been extended over the years with the addition of a conservatory, whilst the loft has been part converted, with a skylight already fitted and offering the scope for a full conversation, subject to necessary consents and permissions.

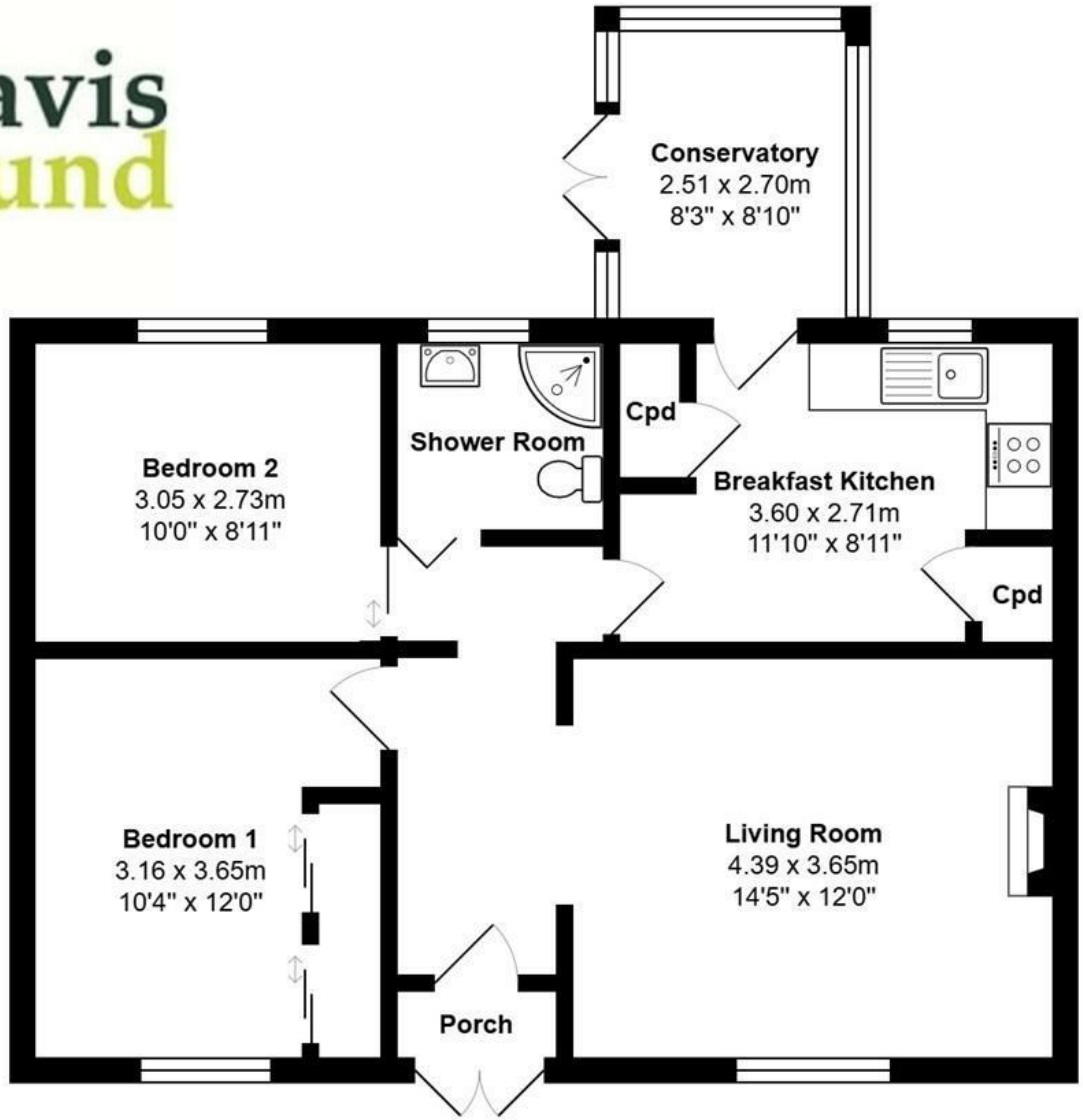
The main entrance door leads to the entrance porch and a good size living room with a fireplace and gas fire. An inner hallway offers a loft hatch and drop down ladder, leading to the boarded loft. The breakfast kitchen is fitted with a range of modern units and two additional storage cupboards, one housing the gas central heating boiler. The conservatory enjoys views over the rear garden and double door access. There are two double bedrooms (main bedroom with fitted wardrobes) and the fully tiled shower room, fitted with a modern white suite. The property is double glazed and gas central heating is in place.

Externally double gates give access to a large driveway, with parking for several vehicles. There is a lawned front garden with walled boundaries and a pathway leading to the front door. Gated access is available to the rear garden, which is fully enclosed and offers a high level of privacy, whilst also attracting plenty of sunshine. The garden is designed for ease of maintenance, being a mix of paving a gravel, as well as a timber summerhouse adding additional space and storage.

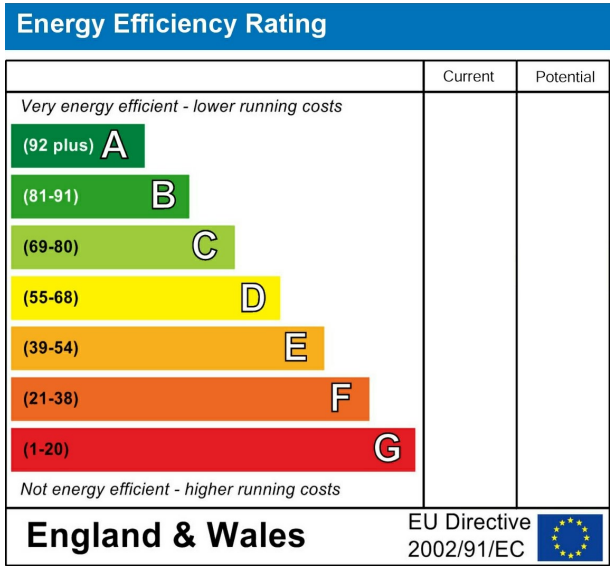
Located in a sought-after residential area. the property is situated close to schools and amenities, whilst also being near to open countryside and fantastic riverside walks. The bypass is available close by, whilst the bungalow is also situated close to the 36 bus route, giving ease of access to Harrogate and Leeds.

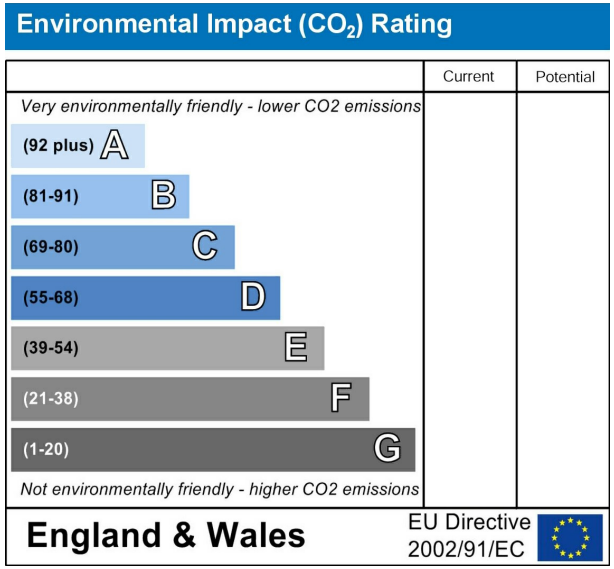
An early viewing is advised on this no doubt highly sought after bungalow.

Floorplan


Conservatory
2.51 x 2.70m
8'3" x 8'10"
Bedroom 2
3.05 x 2.73m
10'0" x 8'11"
Shower Room
Cpd
Breakfast Kitchen
3.60 x 2.71m
11'10" x 8'11"
Cpd
Bedroom 1
3.16 x 3.65m
10'4" x 12'0"
Living Room
4.39 x 3.65m
14'5" x 12'0"
Porch

EPC





VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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