Davis Lund

Skellbank
Ripon
North Yorkshire
HG4 2PT

Guide Price £425,000











Accommodation

Occupying a prime position and set back from the road, this beautifully presented four-bedroom link-detached home has been upgraded by the current owner, allowing the purchaser to move straight in and enjoy a truly turnkey property. Sure to appeal to a variety of purchasers, the property is also offered to the market with no onward chain.

Situated on a very generous plot, the property has been extended to the rear, now offering three versatile reception areas, including an additional reception room currently utilised as a dining room. The house also offers scope for further extension, subject to the necessary planning consents. The property has been much improved by the current owner, with the addition of a new kitchen with integrated appliances, a walk-in shower room and redecoration throughout, creating an airy and modern interior.

The property occupies a convenient location close to Ripon city centre and its wealth of amenities. Ripon bus station is approximately a 10-minute walk away, offering regular services to surrounding areas, including the 36-bus route, which provides direct access to Harrogate and Leeds.

Ripon offers an excellent range of amenities, including supermarkets such as the new M&S and Tesco, a leisure centre and swimming pool, nearby countryside walks, pubs, restaurants and well-regarded primary and secondary schools, including the renowned Ripon Grammar School, approximately a 15-minute walk away. The A61 and A1 are also a short drive away, ideal for commuters.

Upon entering the property, an entrance porch leads to a spacious hallway, with stairs rising to the first floor and a cupboard providing handy storage. The main living room is a generous size, featuring a convector gas log-effect fire with thermostatic control and a 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, which would work equally well as a playroom or home office.

The kitchen is stylishly fitted with a variety of modern units, marble-effect worktops and integrated appliances, including a gas hob, extractor fan, oven, fridge-freezer and dishwasher. A door from the kitchen provides internal access to the single garage, WC and utility room. Upstairs, there is a spacious landing with loft access, a generous main bedroom with fitted storage, three further well-proportioned bedrooms, one with fitted storage, a fully tiled shower room with a large walk-in shower, and a 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 access to the single garage with an electric roller door. There is a sizeable, well-established front garden, along with a lovely, secure and enclosed courtyard garden to the rear, offering a fantastic degree of privacy and an ideal space for entertaining.

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

This property is in Council Tax Band E.









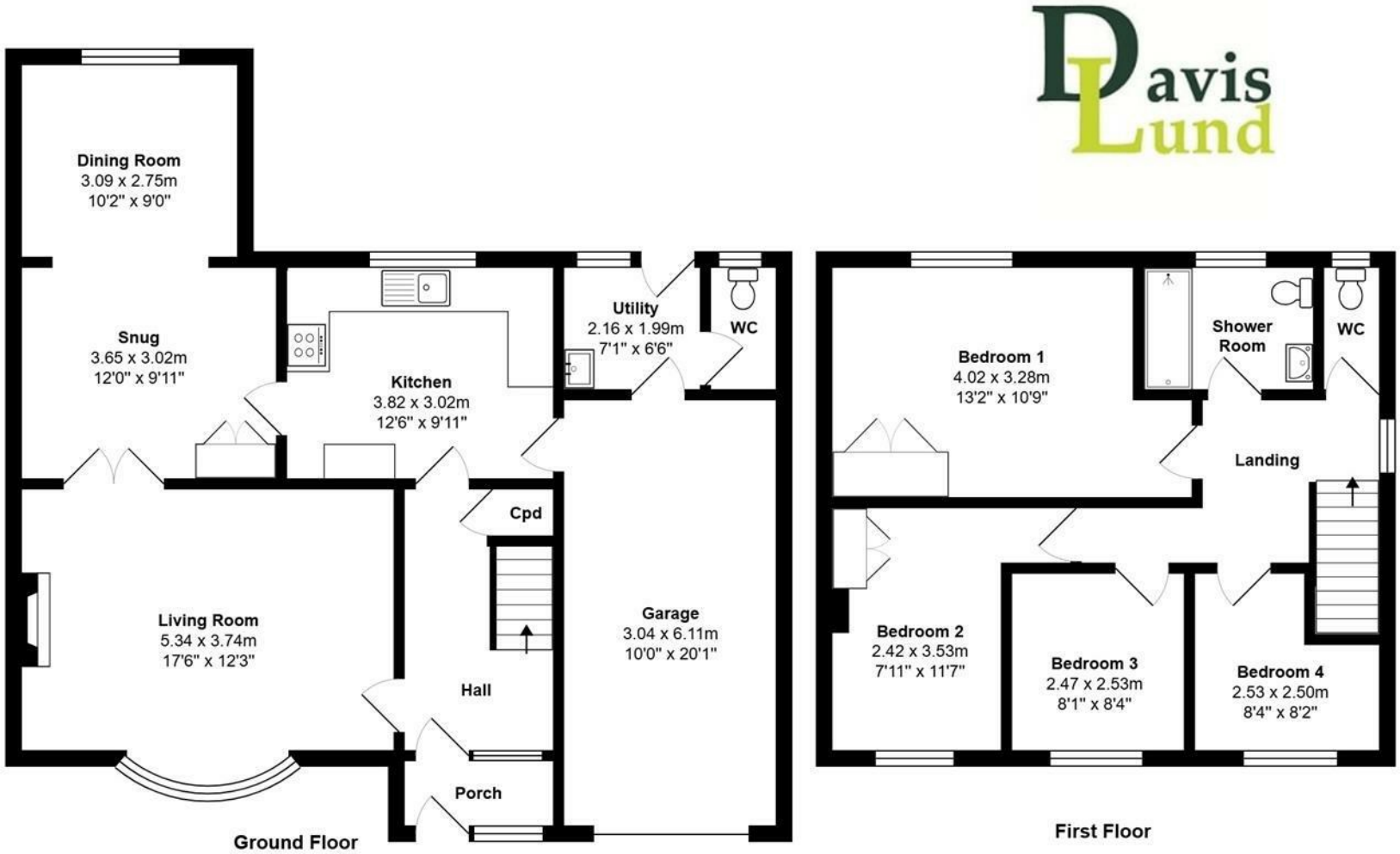








Floorplan



Total Area: 144.8 m² ... 1559 ft² Including Integral Garage

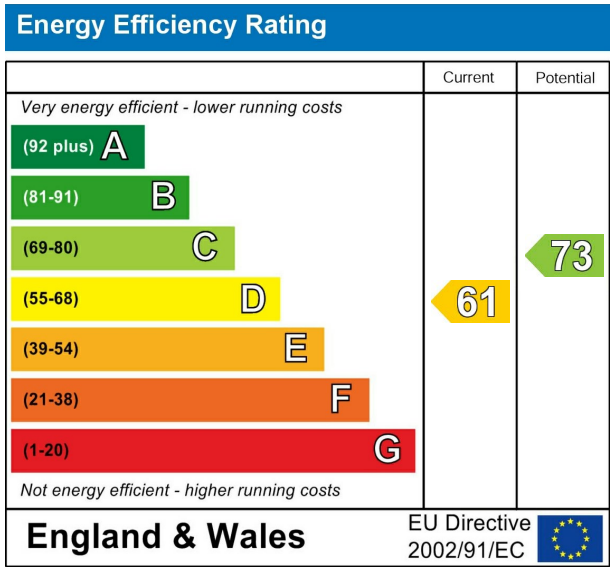


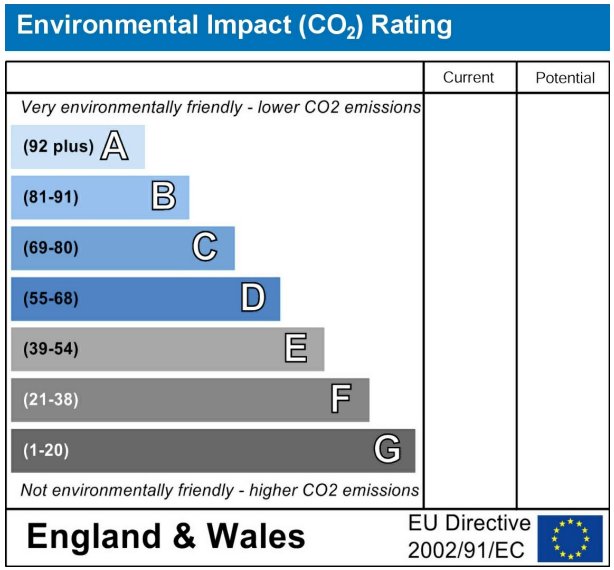






EPC





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