

**D**avis  
**L**und

Harrogate Road  
Ripon  
North Yorkshire  
HG4 1SU

Guide Price £345,000





## **Accommodation**

An immaculately presented and newly renovated and redecorated four bedroom townhouse, within walking distance of Ripon city centre and revealing spacious accommodation of approximately 1600 square foot in total. With accommodation arranged over three floors and offered to the market with no onward chain, the property is sure to appeal to a variety of purchasers, especially with the house also offering a lovely enclosed sun trap garden and single garage.

Located in a sought-after residential area on the south side of the city, the property is situated within walking distance of schools and amenities, whilst also being near to open countryside. The bypass is available close by, whilst the house is also situated on the 36 bus route, giving ease of access to Harrogate and Leeds.

On entering the property, there is a welcoming entrance hall, with stairs rising to the first floor and a WC. Fitted with a range of newly fitted modern units and integrated appliances, including a pyrolytic oven, pan drawers and an integral cutlery drawer, the kitchen/diner is a good size, with ample space for a dining table. From the kitchen, glazed double doors lead into the spacious and airy living room, with TV aerial and patio doors giving access to the front garden. To the first floor, there is a landing with a cupboard providing handy storage and stairs rising to the second floor, generous main bedroom with ensuite shower-room and an additional spacious double bedroom. The second floor offers two further well-proportioned double bedrooms, with skylights flooding the rooms with natural light.

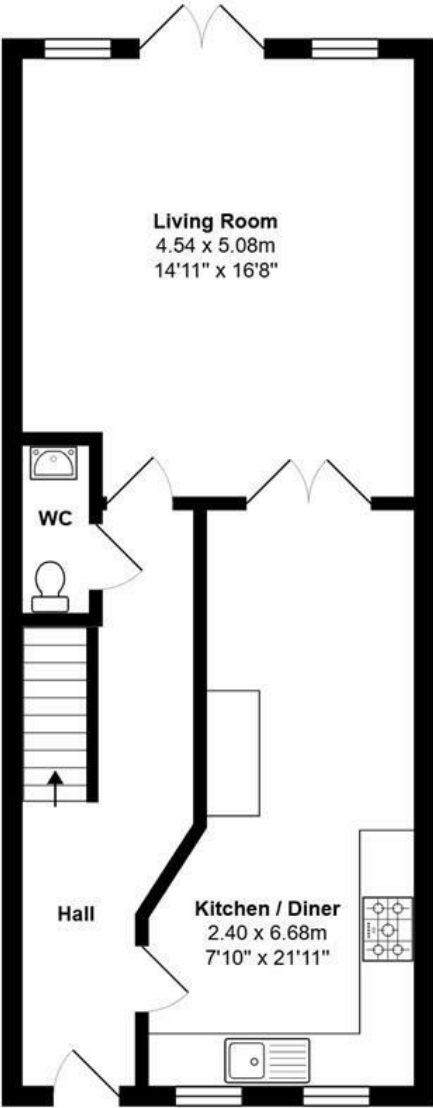
Externally, there is a gated entrance to the front garden, which is mostly laid to lawn, with fence and hedge boundaries. To the rear, the garden is mostly laid to lawn, with fenced boundaries offering a high degree of privacy. The garden is somewhat of a blank canvas, giving the new buyer(s) the opportunity to personalise the garden to their needs. A single garage provides handy outdoor storage, with power and light, along with a parking space for one vehicle. The property also benefits from double glazing throughout and gas central heating.

Spacious properties of this quality are rare to market, at this price point and in such a sought-after residential area, so an early viewing is advised on this beautiful turn-key family home.

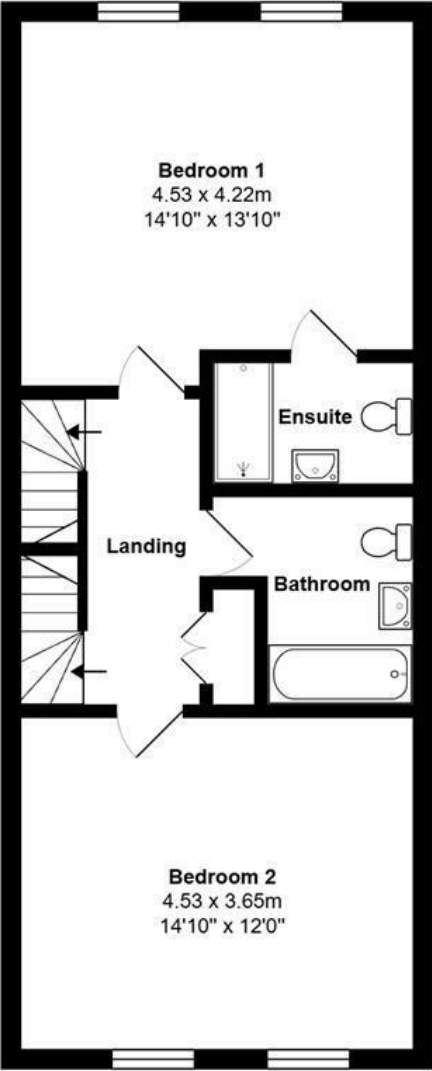




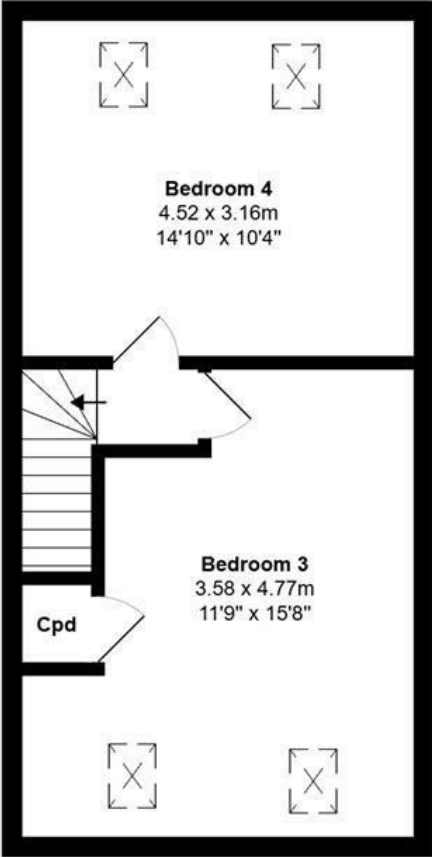
Floorplan



Ground Floor



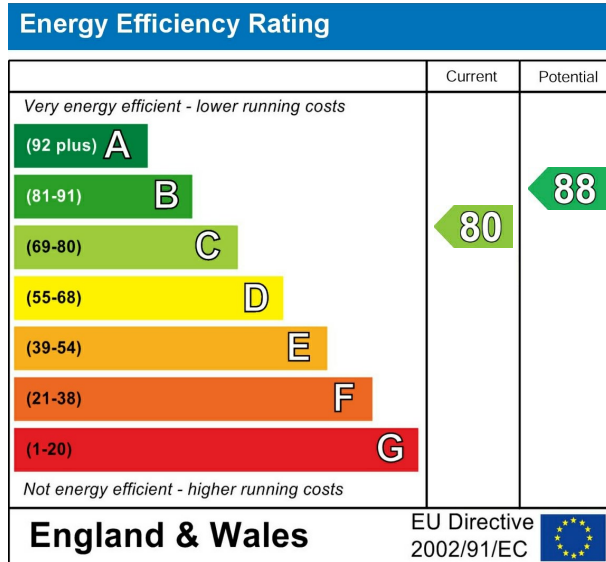
First Floor



Second Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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