





Accommodation

With expansive accommodation arranged over four floors, this stylishly presented three bedroom property has been finished to a beautiful standard throughout, now offering a very versatile layout, including a recently extended kitchen/diner/family room to the lower ground floor.

Located on the outskirts of Ripon, the property offers countryside walks on the doorstep, whilst still benefitting from ease of access to amenities and transport links, including the Ripon bypass and beyond.

On entering the property, there is a good size multi-functional reception room with cloakroom area and feature fireplace. Through a doorway, there are stairs rising to the second floor and a further living room with multi-fuel burning stove and a lovely outlook onto the rear garden and beyond. Downstairs, there is a generous kitchen/diner/family room, coming fitted with a range of stylish units and appliances. There is a separate utility/boot room and downstairs WC. Extended to the rear, the property now boasts a lovely open plan seating area with double doors allowing access to the rear garden and the room is flooded with light through a large skylight. The first floor boasts two bedrooms and the family shower room. The main bedroom is a good size double with fitted wardrobes, there is a further single bedroom with a large window giving an airy feel. Partially tiled, the shower room is fitted with a white suite including large shower cubicle and vanity basin unit. The top floor offers a further attic bedroom, with skylights and handy eaves storage.

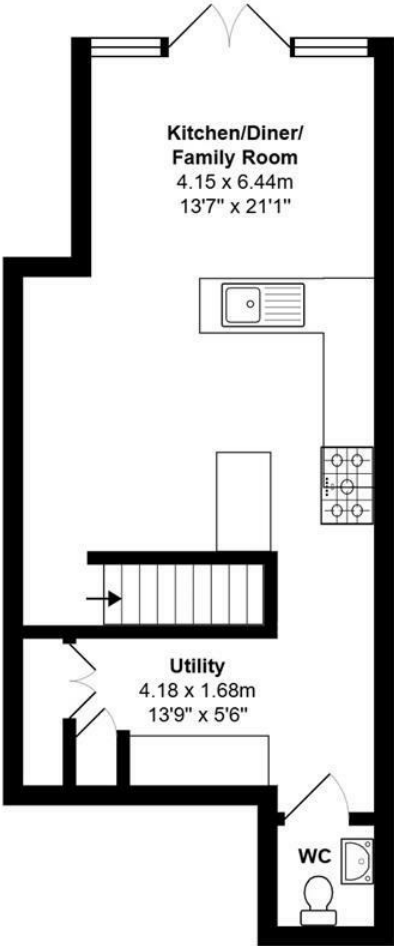
Externally, there is a delightful, fully enclosed rear garden, accessed through a gate to the side of the property. The garden is partially laid to lawn with a paved patio area and fenced boundaries. A pathway leads to a lovely decked seating area, with a covered pergola and storage shed. Street parking is available to the front of the property. The property also benefits from double glazing throughout and gas central heating.

Properties of this size and quality are rare to market at this price point and an early viewing is advised, as the property is sure to appeal to a variety of purchasers and be in high demand.

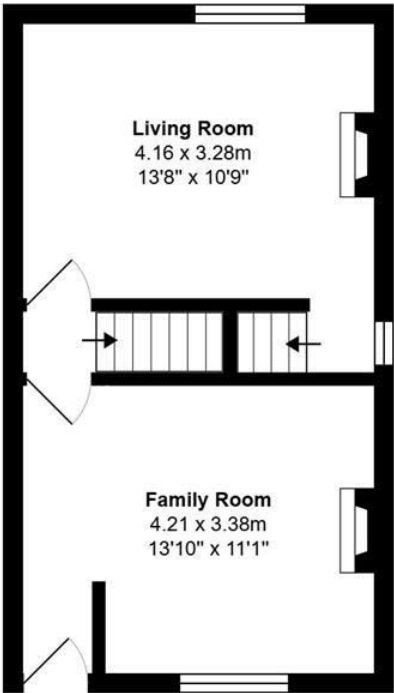




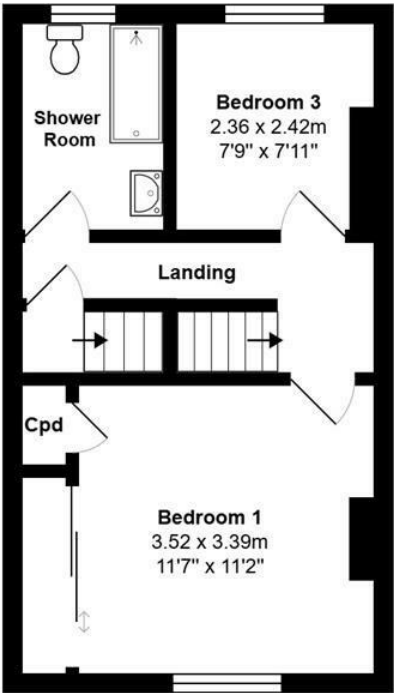
Floorplan



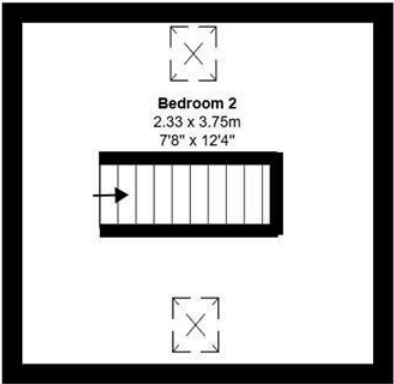
Lower Ground Floor



Ground Floor



First Floor



Second Floor



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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