Davis Lund

Sycamore Road
Ripon
North Yorkshire
HG4 2LR

Guide Price £265,000

Home

Accommodation

A spacious three-bedroom semi-detached house, revealing flexible accommodation and an immaculately presented interior arranged over three floors, whilst also being situated in a sought-after residential area on the south side of the city.

The house has undergone a loft a conversion, creating a further light and airy double bedroom, whilst a full renovation was carried out in recent years. The property sits on a good size plot, no doubt offering further extension potential, subject to necessary consents. The house is sure to appeal to a variety of purchasers, not least families and those looking to move to a quiet area.

The house occupies a handy location, with ease of access to shops, schools and amenities. The property is also ideal for walkers, with lovely riverside and countryside walks close by, whilst also being situated close to the 36 bus route.

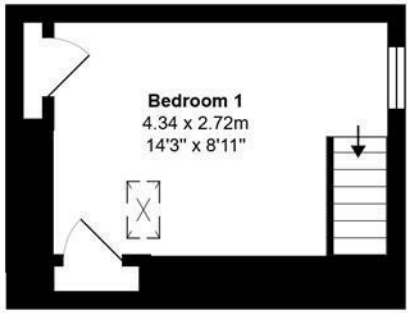
On the ground floor, there is an entrance hall with stairs rising to the first floor. The living room is a good size, with a fireplace and electric fire, generous understairs storage and a large window flooding the room with natural light. Spacious in size, the kitchen/diner enjoys a lovely outlook over the rear garden and is fitted with a range of modern units and appliances, whilst there is also space for a large dining table. A door also gives rear garden access. Stairs rise to the first floor, where there is an airy landing, two well-proportioned double bedrooms, one with fitted storage, and the part tiled family bathroom, which is fitted with a white suite including a bath with shower and glazed screen over. The second floor boasts a spacious main bedroom, with a versatile dressing area (currently utilised as a home office), skylights and generous eaves storage.

Externally, there is a tarmac driveway with gated access, providing parking for multiple vehicles and access to the single garage. The rear garden is a good size, with fenced and hedge borders, offering a great degree of privacy. The garden is part laid to lawn, with a patio entertainment area, ideal for entertaining and family life.

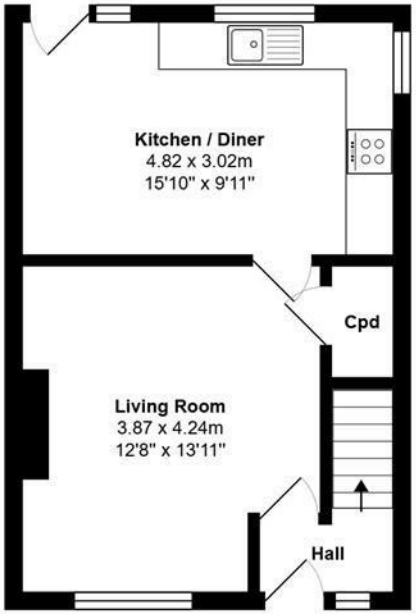
Immaculately presented and competitively priced in comparison to new build properties currently under construction close by, an early viewing is advised to avoid disappointment on this lovely home.

Amel

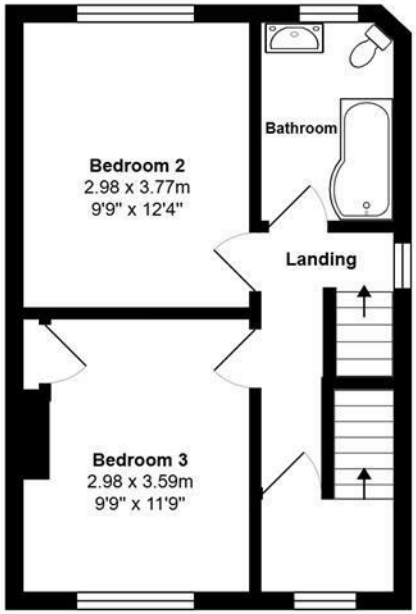
Floorplan



Second Floor



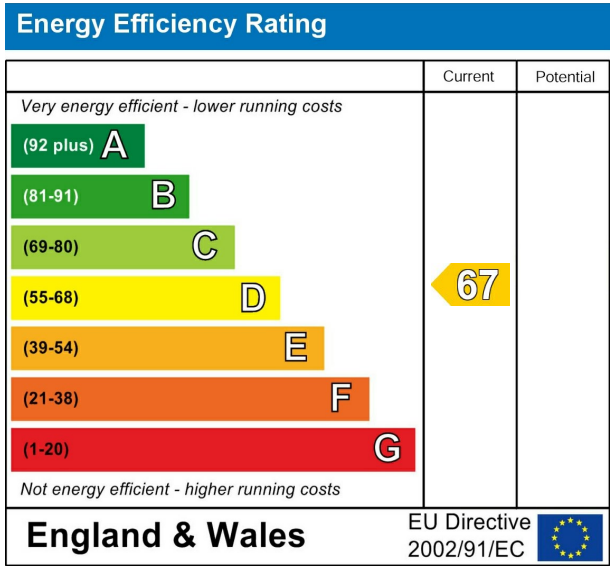
Ground Floor

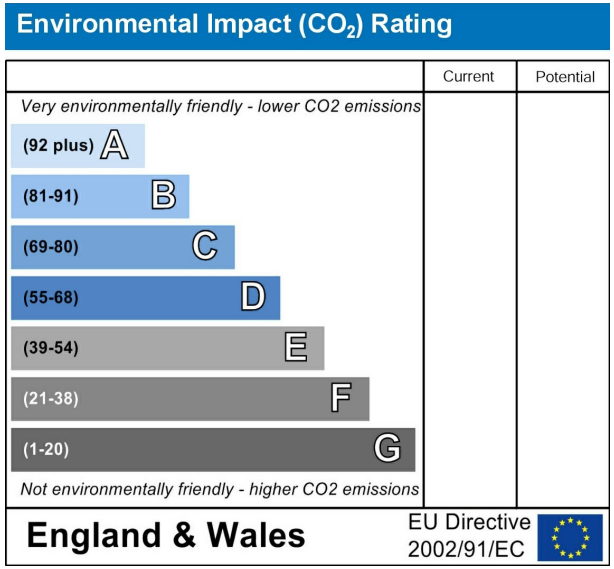


First Floor

Garage

EPC





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

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