Davis Lund

Ailcey Road
Ripon
North Yorkshire
HG4 1LR
Price TBC











Accommodation
A neatly presented two bedroom detached bungalow, offering a handy location in a sought after area, being located within walking distance of Ripon city centre. With spacious living accommodation and lovely large landscaped gardens, the property is sure to appeal to a variety of purchasers.

The bungalow offers ease of access to all the amenities that Ripon has to offer, including Ripon bus station, Cathedral Primary School and multiple supermarkets close by. Ripon itself is ideally located for commuters offering ease of access to the A19 and A1.

On entering the property through the main entrance door, there is an entrance hall with a cupboard providing handy storage. Generous in size, the living room is fitted with a fireplace and cosy gas fire, also enjoying a double aspect, flooding the space with natural light. The kitchen/diner is spacious and airy, with a storage cupboard, driveway access and ample space for a dining table. The kitchen is stylishly fitted with a range of modern units and some appliances, including a Belfast sink and extractor fan. The main bedroom is a good size with two storage cupboards and a lovely outlook over the rear garden, there is a further well-proportioned bedroom with patio doors allowing rear garden access, and the bathroom, which is fully tiled and complete with a white suite, including a bath and large walk in shower.

Externally, the property benefits from gated access to the driveway, which provides parking for multiple vehicles and access to the single garage. There is also a stocked flowerbed to the front of the property, adding to the curb appeal. To the rear, the garden is generous in size with fenced and hedge borders, offering a high degree of privacy. Partially laid to lawn, there are also multiple paved and gravelled seating areas, providing great spaces for outdoor living and entertaining. A pathway leads to the bottom of the garden, where there are mature flowerbeds with beautiful florals, ideal for avid gardeners, whilst a greenhouse and timber-built storage shed provide further outdoor storage.

Bungalows of this quality are rare to market at this price point, especially in such a fantastic location, so an early viewing is advised on this delightful and highly desirable home.









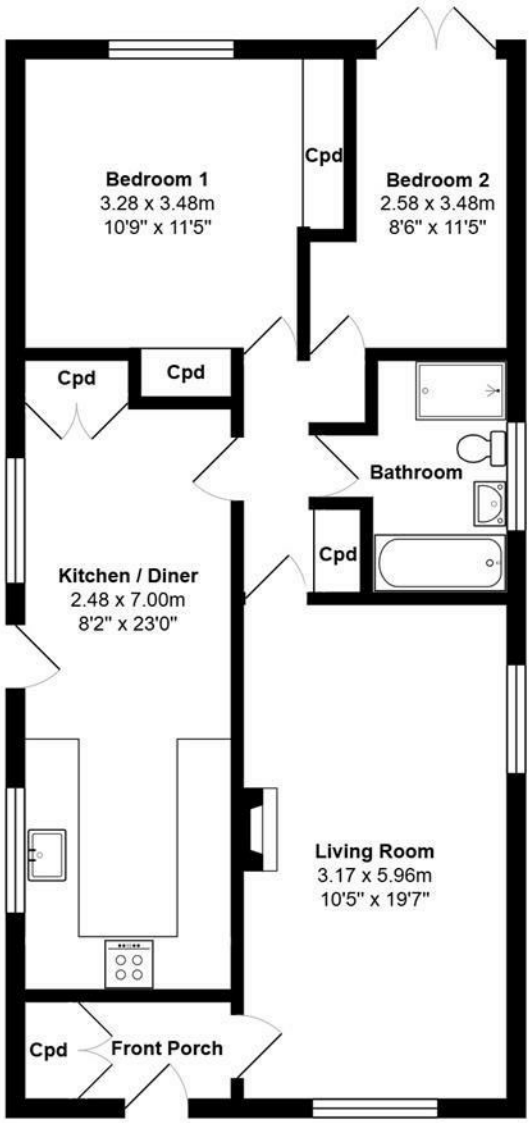








Floorplan



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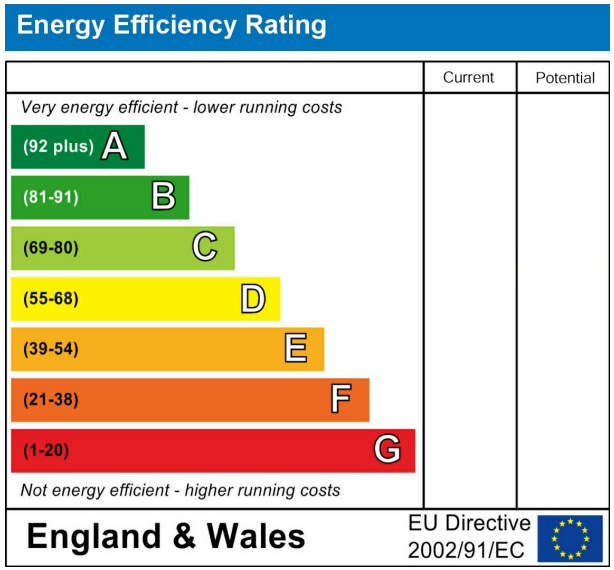


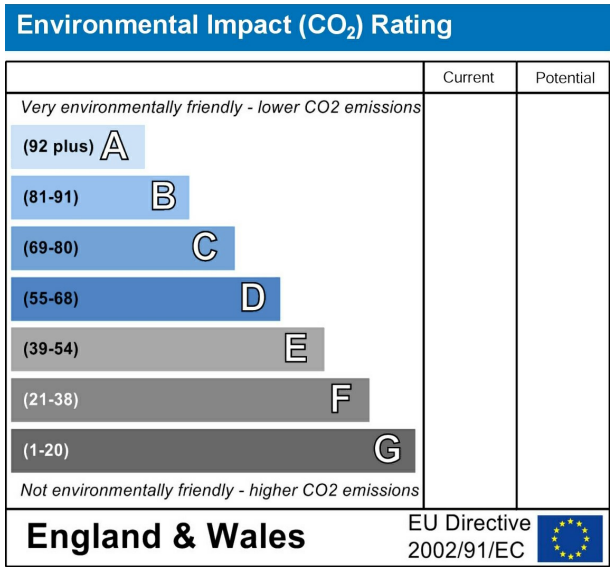






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VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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