





Accommodation

An immaculately presented and extremely spacious six bedroom detached family home, offering over 1500 square feet of accommodation, a double garage, generous driveway parking and lovely landscaped gardens. Arranged over three floors and beautifully presented, the property is sure to appeal to a variety of purchasers, not least growing families or those working from home.

The loft has been skillfully converted to add a further two good size bedrooms, whilst two reception rooms add further flexibility to the layout and are sure to be suited to a variety of uses such as a home office, playroom or formal dining room.

On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC. The double aspect living room is a great size, with feature fireplace and double doors allowing garden access. There is a multi-functional study/family room, and the stylishly fitted breakfast kitchen, fitted with an extensive range of modern units and integrated appliances, with ample space for a dining table and rear access door. To the first floor there is landing with further staircase to the top floor and a window giving an airy feel, main bedroom with a range of fitted wardrobes and an ensuite shower room, three further bedrooms and the house bathroom, fully tiled and fitted with a modern white suite, including a bath with glazed screen and shower over. On the top floor there is a further landing with a cupboard providing handy storage, and two additional good size bedrooms with velux windows.

Externally a driveway provides parking for several vehicles and gives access to the double garage. Gated access is available to the enclosed garden, which is mostly lawned, perfect for purchasers with pets and children. An extensive patio makes for a great entertaining area, whilst there are further seating areas and stocked shrub and plant borders.

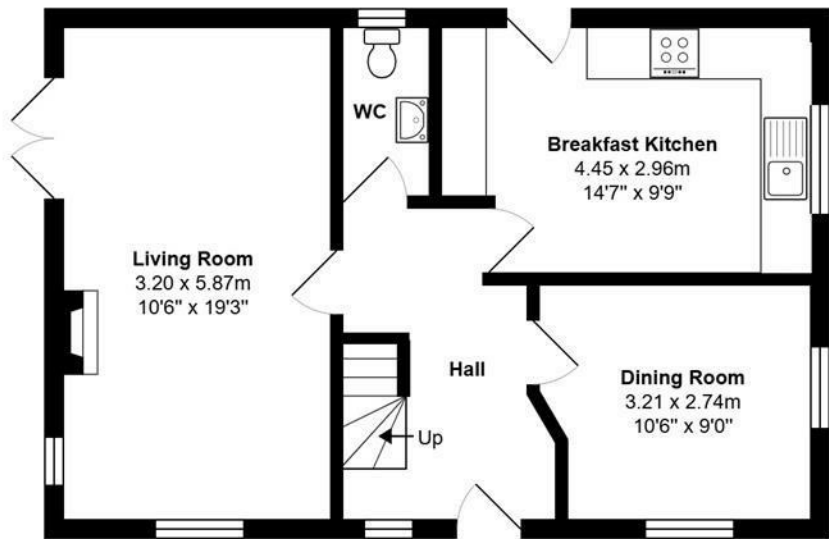
The Doublegates development is located on the Western edge of the city, approximately one mile from the city centre, with both the highly regarded Ripon Grammar School and Outwood Academy just a short walk away. The property is also ideally placed for country walks, including fields and the riverside walks available within seconds, ideal for dog owners.

An early viewing is advised on this fantastic property, which is sure to prove highly desirable and of interest to a range of purchasers.

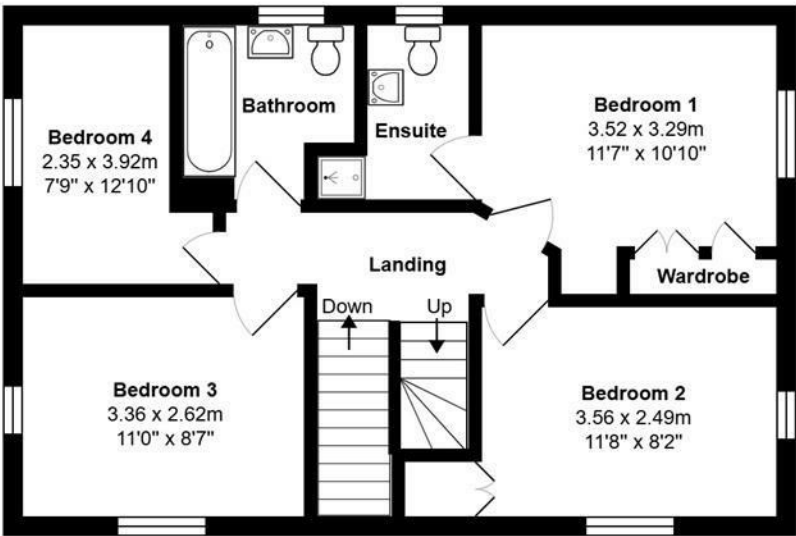




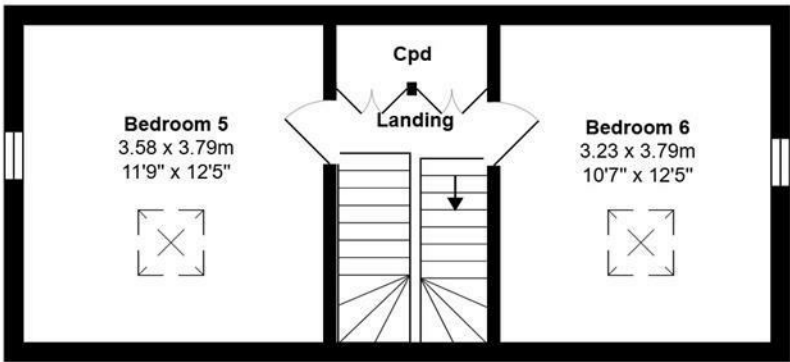
Floorplan



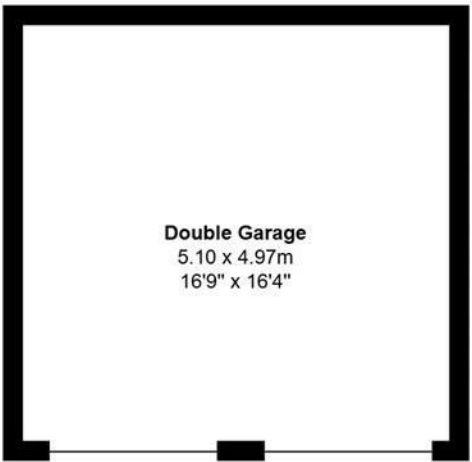
Ground Floor



First Floor

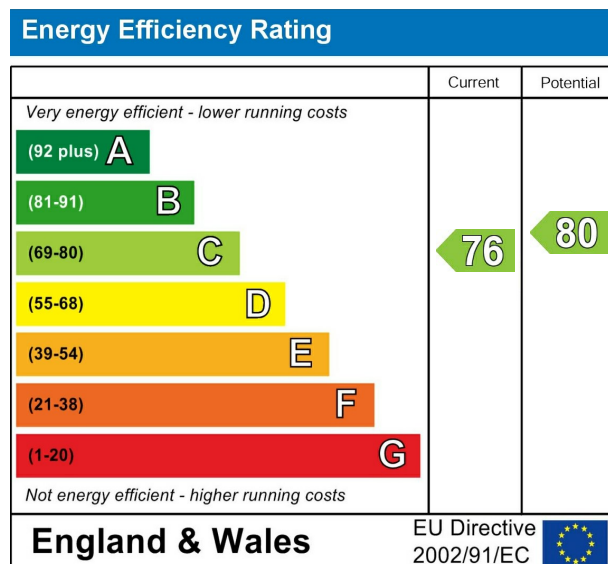


Second Floor





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.

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