

Davis
Lund

Bellman Walk
Ripon
North Yorkshire
HG4 2TY

Offers Over £360,000





Accommodation

A stylishly presented detached family home, offering spacious and extended accommodation, whilst also being situated on a sought after development to the west of the city.

A single storey extension to the rear of the house has created a further living space, flowing from the kitchen/diner and giving double door access to the enclosed rear garden, making it ideal for entertaining.

The house has been well maintained by the current owners and the property reveals a well presented interior, with a sleek and modern kitchen, plus a recently refitted house bathroom.

On the ground floor there is an entrance hall with stairs rising to the first floor, cloakroom/WC, living room with fireplace and bay window, plus the open plan kitchen/diner/family room to the rear of the house, the kitchen being fitted to a high standard with a range of stylish units and some integrated appliances. To the first floor there is a landing with loft access and airing cupboard, master bedroom with fitted wardrobes and ensuite, three further bedrooms and the modern house bathroom, part tiled and fitted with a contemporary white suite.

Externally there is driveway parking to the front of the house, which also gives access to the single garage (5.16m x 2.55m (16'11" x 8'4")), with up and over door, power and light. There is an open lawned garden, whilst a pathway leads to the front door and then continues down the side of the house. The rear garden is fully enclosed and a lovely size, mainly laid to lawn, with a large patio area. The garden is somewhat of a blank canvas and offers plenty of scope for landscaping.

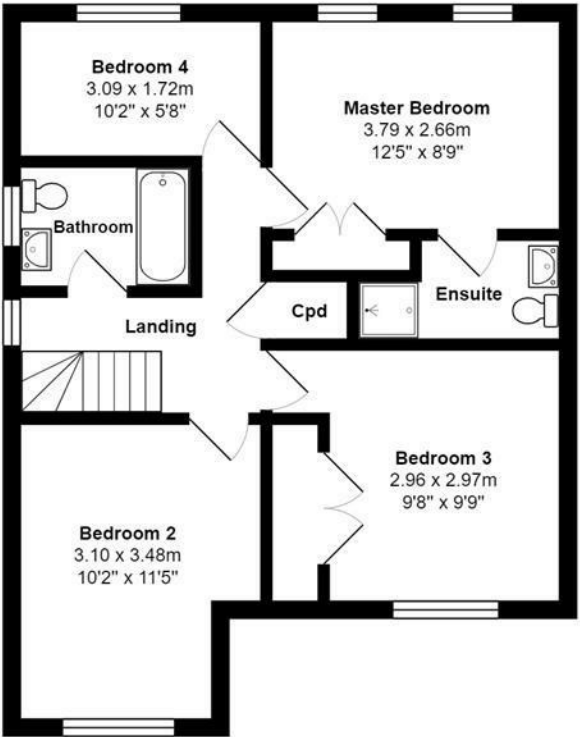
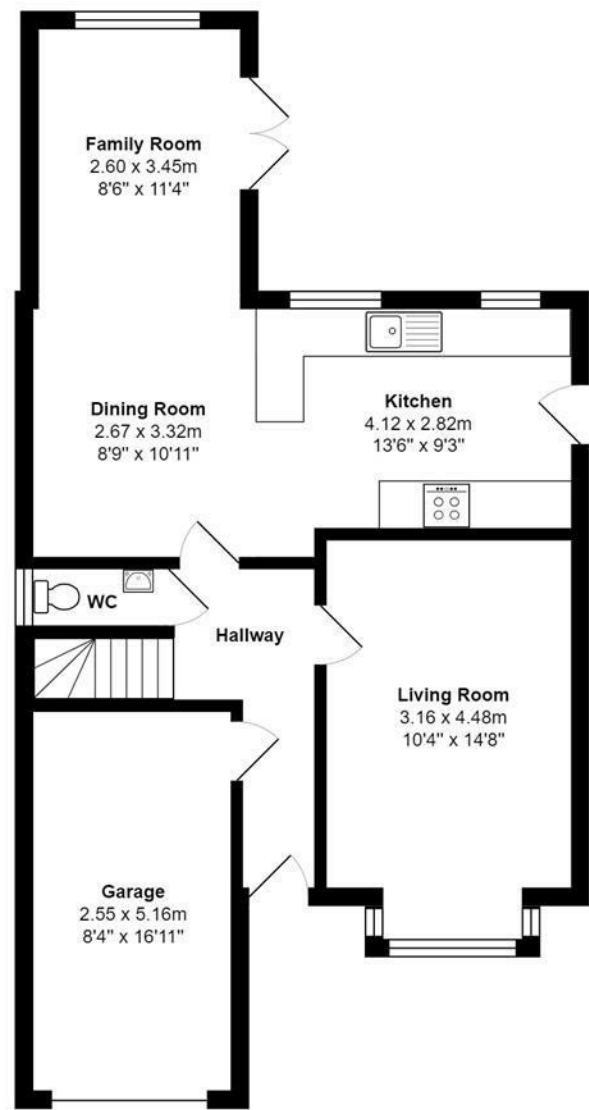
The property is just seconds away from fields and the woodland beyond, making it ideal for purchasers with children or dogs, with lovely riverside walks on the doorstep. The house is also ideally placed for Ripon's well regarded secondary schools, both the Ripon Grammar School and Outwood Academy.

Offered for sale with no onward chain, this lovely family home will not be on the market long and an early viewing is advised.



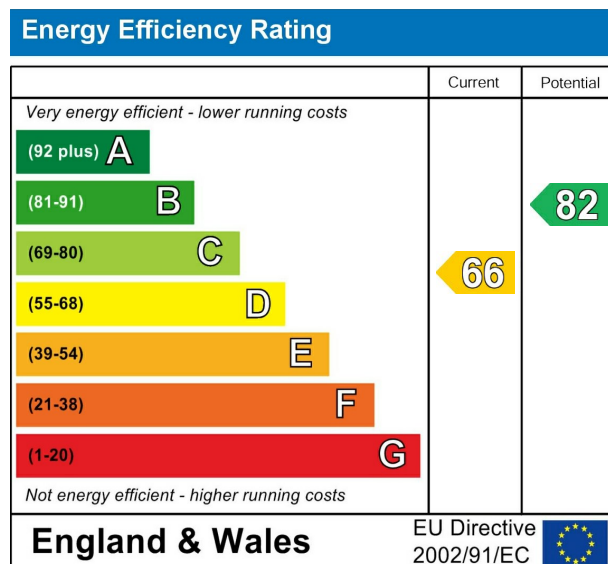


Floorplan





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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