

Davis
Lund

Pine Walk
Ripon
North Yorkshire
HG4 2LW
Guide Price £220,000





Accommodation

A neatly presented three bedroom end terrace house, occupying a great size plot and being nicely positioned, overlooking a green to the front.

The good size established gardens are no doubt a major feature, whilst the generous plot means the property offers the scope to extend, as a number of neighbouring properties have already done, subject to necessary consents of course.

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 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 and access to the living room, with a brick fireplace and electric fire. There is a dining room with understairs storage and a tiled floor, which continues into the kitchen, fitted with an extensive range of units. A handy utility room with rear access door houses the modern gas central heating boiler, whilst a cloakroom/WC with storage completes the downstairs layout. To the first floor there is landing with loft access hatch and drop down ladder, main bedroom with fitted wardrobes, two further bedrooms and the part tiled bathroom, fitted with a modern white suite, including a bath with glazed screen and shower over.

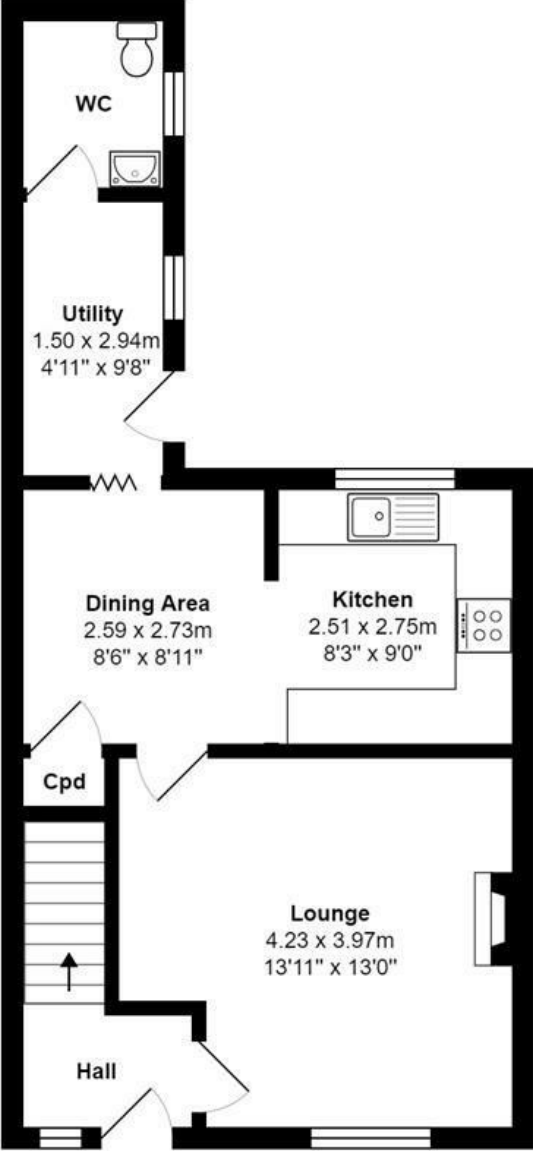
Externally gated access is available to the lawned front garden, with a pathway leading to the front door. The garden continues to the side of the house, once again lawned and also housing a timber potting shed. The enclosed rear garden is well established, with a range of stocked borders, whilst a seating area makes the most of the sun. There is gated access to the back lane, leading to the single garage and off street parking for two vehicles.

This deceptively spacious house is sure to appeal to a variety of purchasers, whilst also being offered for sale with no onward chain and an early viewing is advised.

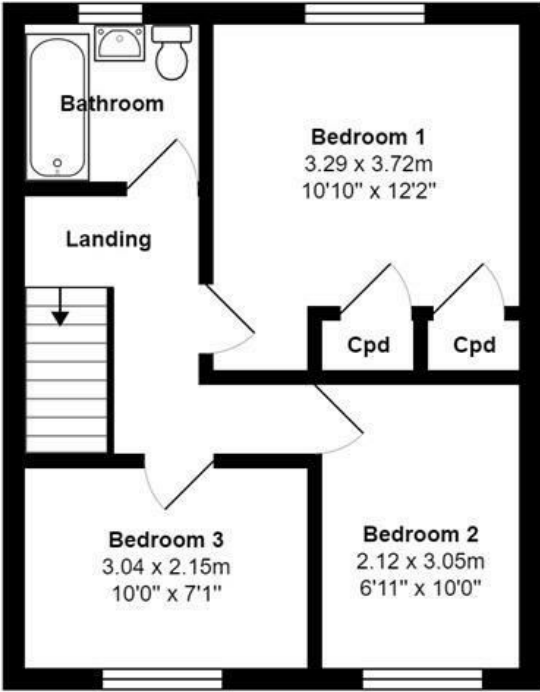




Floorplan



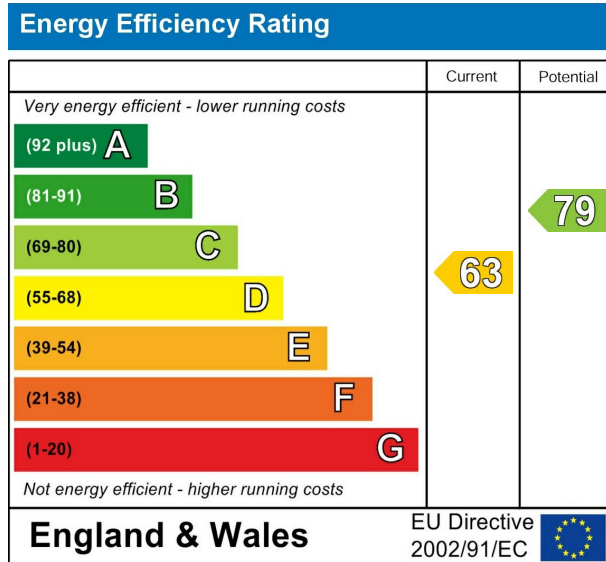
Ground Floor



First Floor



EPC



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

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