





Accommodation

A well maintained four bedroom detached family home, offering a spacious interior, with light and airy open plan living accommodation and a lovely open outlook to the rear.

The house offers the scope to cosmetically update to personal taste, whilst it is already predominantly double glazed and a modern gas central heating boiler is in place. There is the scope to extend, as a number of the neighbouring properties already have, should the new owners wish and of course, subject to consents. Situated in a small cul-de-sac, the property occupies a lovely plot, affording a good degree of privacy and well kept gardens.

On the ground floor there is an entrance hall with stairs rising to the first floor, cloakroom/WC, 23 foot long lounge/diner, open plan breakfast kitchen with a range of fitted units and some appliances, plus a small conservatory overlooking the rear garden. To the first floor there is a landing with loft access, four bedrooms and the house bathroom, part tiled and fitted with a white suite.

Externally there is an open lawned garden to the front of the house, with a driveway providing parking and also giving access to the garage, with up and over entrance door. A pathway leads down the side of the property, giving access to the lovely size rear garden. The rear garden is fully enclosed by hedge boundaries, whilst being partially laid to lawn, with a number of well stocked shrub and plant borders. There is a large patio directly to the rear of the house, a timber storage shed and pedestrian access gate onto the back lane.

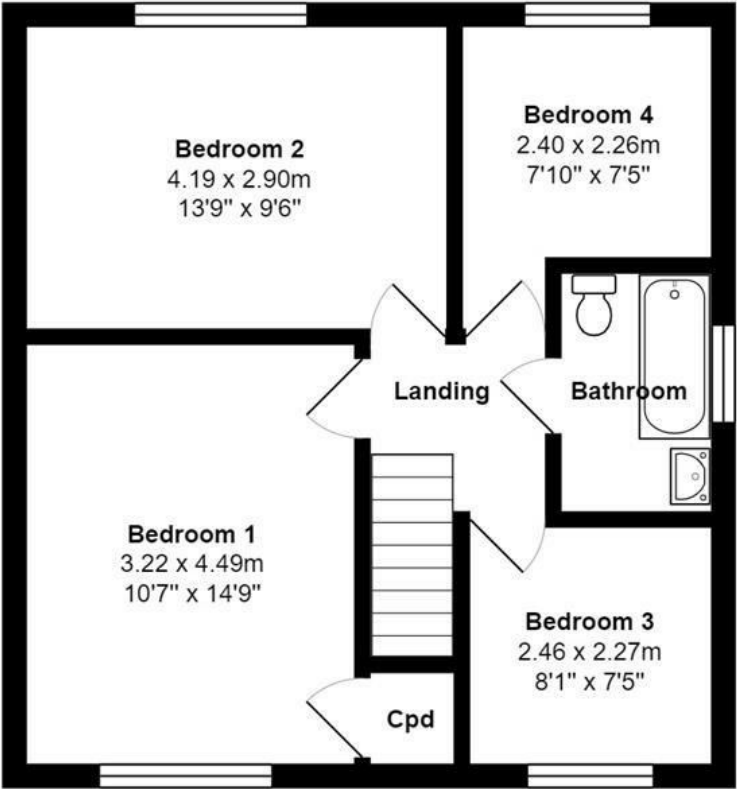
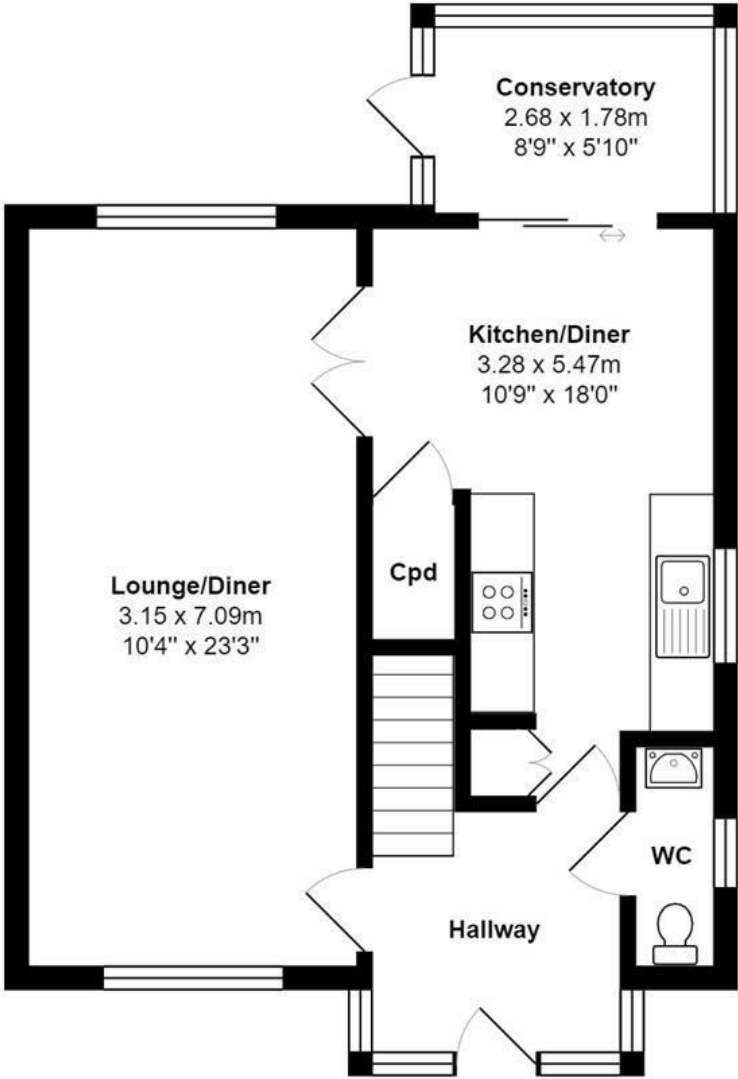
The property is centrally located and just a short walk from the city centre, whilst also ideally located for the Ripon Grammar School and Outwood Academy. The location also offers riverside and countryside walks on your doorstep.

Spacious family homes on plots of this size do not come up for sale often in this highly sought-after area and this deceptive home, sold with no onward chain, needs to be viewed internally to be appreciated.



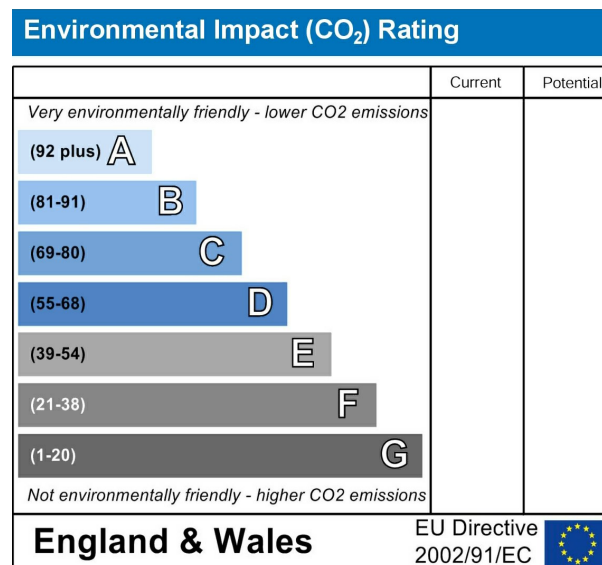
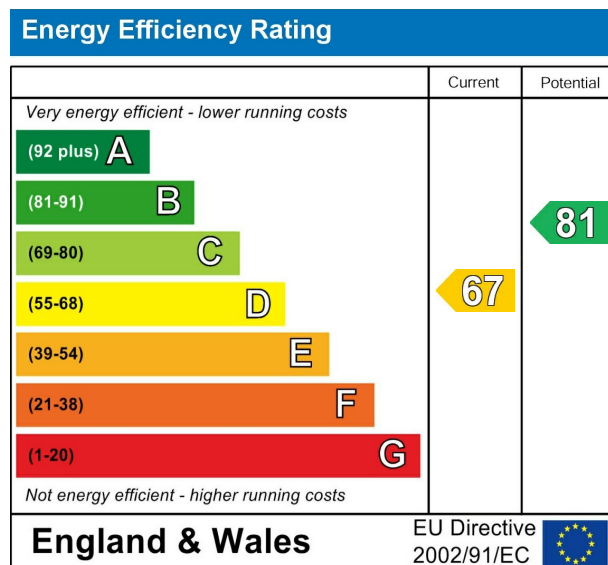


Floorplan





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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

