





Accommodation

Located in a popular residential area, this three bedroom semi-detached house reveals a spacious interior, offering three bedrooms and further loft space, which offers endless potential. The property is situated on a good size plot, with gardens to front and rear, driveway parking and a brick built store.

Whilst the property does now need some updating in areas, double glazing and gas central heating are already in place and once brought up to date, this will make a fantastic family home. There is also undoubtably great extension potential, not least the part converted loft space, which could be fully converted and a staircase added to create more living space, subject to necessary consents and as a number of neighbouring properties have already done.

The property occupies a handy location with ease of access to the city centre and all of Ripon's shops, restaurants and amenities. The house is also located close to the Ripon Leisure centre, which now houses the new swimming baths. The location is ideal for walkers, with lovely walks close by, whilst also only being seconds away from the bypass.

On the ground floor there is an entrance porch, leading to an inner hallway with storage cupboard and stairs rising to the first floor. The living room flows open plan into the dining/family room, both rooms having fitted storage. The kitchen comes fitted with a range of units, whilst stable door access is available to the side of the house. To the first floor there is a landing, with wooden ladder access to the loft space. There are three bedrooms and the house bathroom, part tiled and fitted with a white suite, including a bath with shower over. The L-shaped loft space is ripe for conversion, already fitted with a window and skylight.

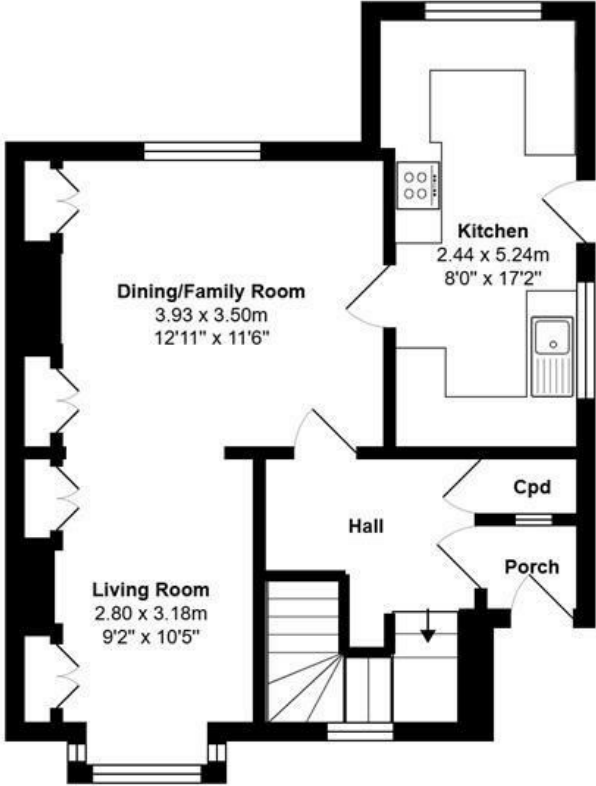
Externally there is a lawned garden to the front of the house, with a pathway leading to the front door and driveway parking. A pathway leads to the enclosed rear garden, which is fully paved for ease of maintenance, whilst there is also a brick built outbuilding providing storage.

Properties in this sought after area are rare to market and an early viewing is advised to appreciate the space and potential on offer.

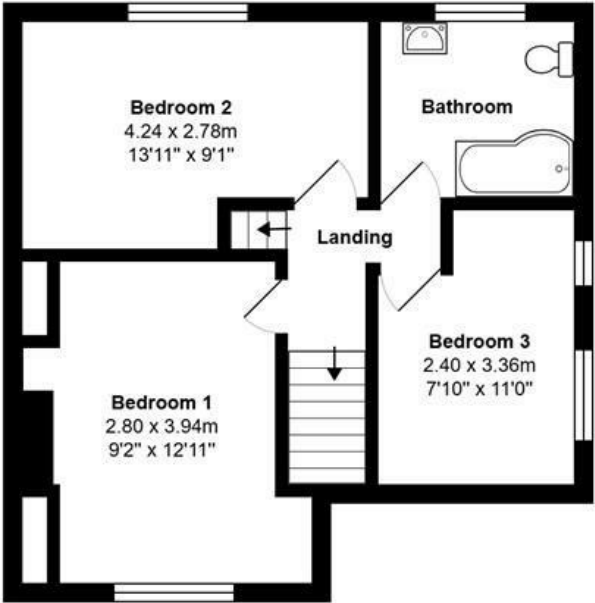




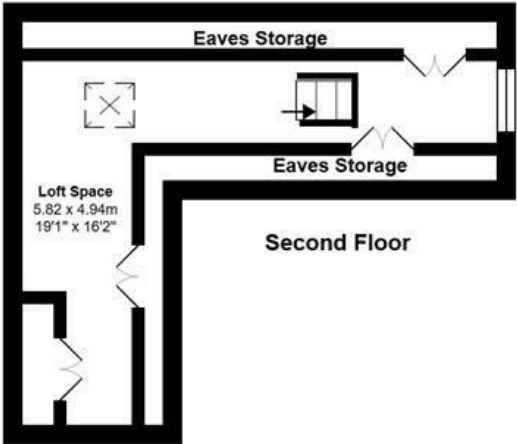
Floorplan



Ground Floor



First Floor

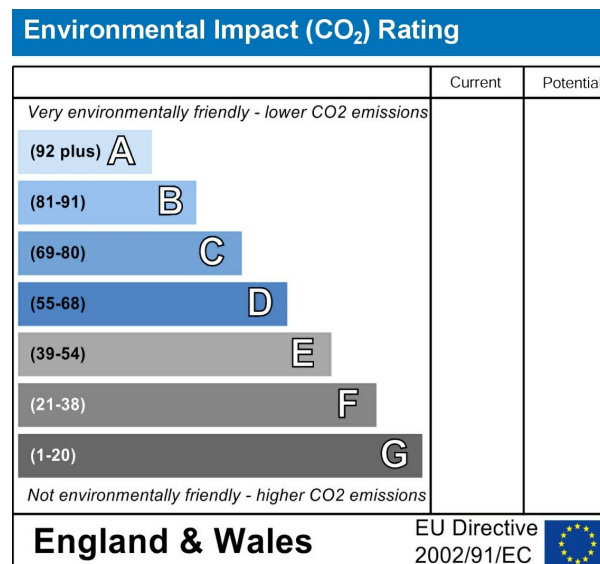
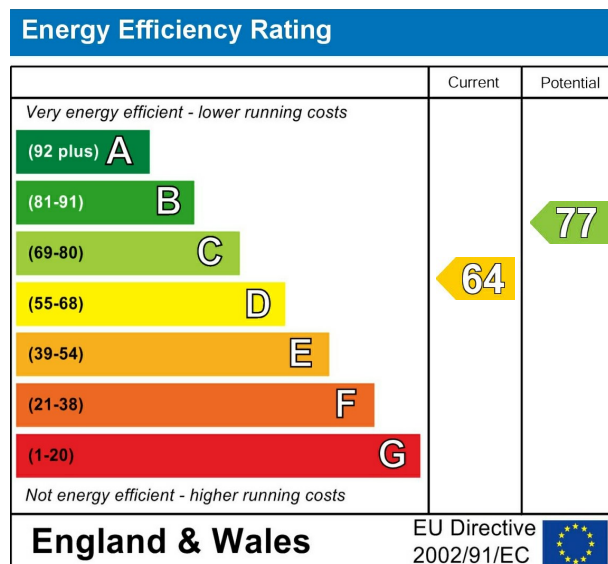


Second Floor





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.

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

