





Accommodation

Occupying a delightful riverside setting and located on one of Ripon's most sought after streets, this spacious detached bungalow reveals a versatile and neatly presented interior, whilst also offering a large plot and extensive gardens, leading down to the River Skell

Borrage Lane is ideally placed for access to the centre and lovely countryside walks are available on the doorstep. The property has been well maintained, whilst due to the substantial plot of around a third of an acre, there is undoubtedly the scope to extend, as well as the loft also being ripe for conversion, all subject to necessary consents and permissions of course.

The main entrance door leads into a spacious entrance hall, with loft access and a cloakroom/WC. There is a good size living room with wood flooring and an open fire, which leads through double doors into the conservatory, enjoying views over the grounds. The kitchen comes fitted with a range of modern units and leading into the dining room, again enjoying views over the gardens. There are three good size bedrooms and the modern bathroom, fitted with a white suite, including a bath with glazed screen and shower over. A 36 foot long garage completes the layout, again offering endless potential and housing the gas central heating boiler.

Externally there is a block paved driveway, providing parking and giving vehicular access to the garage. A further driveway provides additional parking, whilst the front garden is well established, with numerous plants, shrubs and trees. Access is available to the rear of the property, where there is a fabulous enclosed lawned garden, affording a high degree of privacy and attracting a lot of sunshine, with a favourable aspect. There is a further area of woodland beyond the garden, leading down to a stunning river frontage.

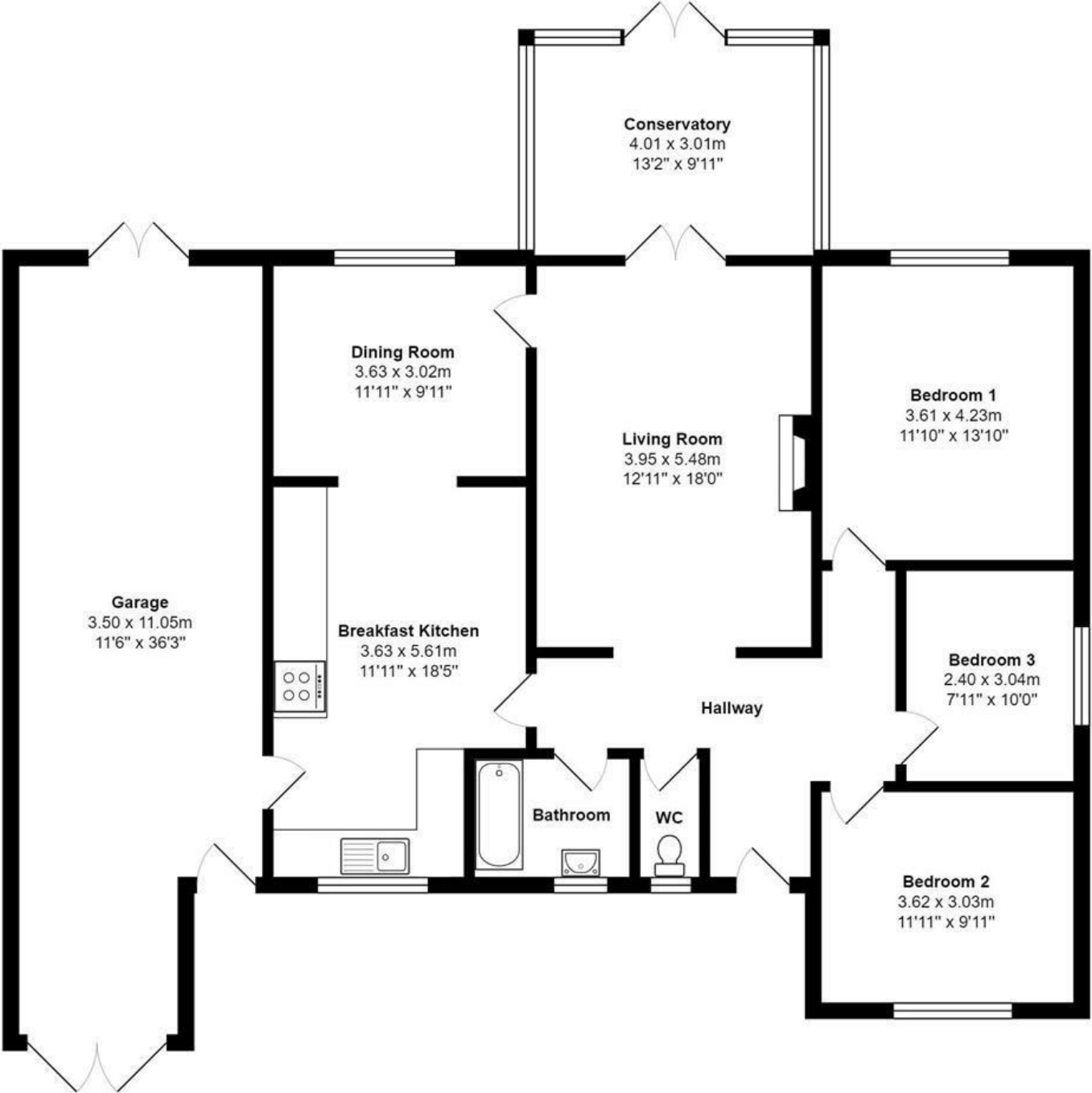
Situated just minutes from the city centre, the house is ideally placed for access to an array of shops and amenities, whilst transport links are also readily available, including the A1 and regular 36 bus services to Harrogate and Leeds.

This rare opportunity and chance to live in one of Ripon's most desirable locations is not to be missed and a viewing is essential to appreciate both the property and tranquil river setting on offer.



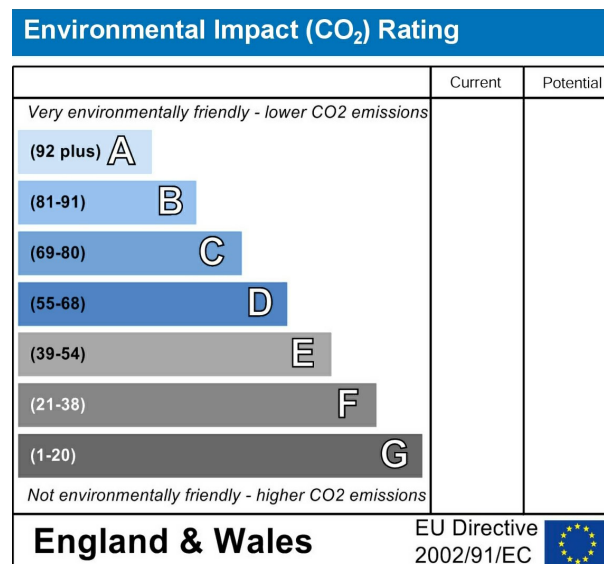
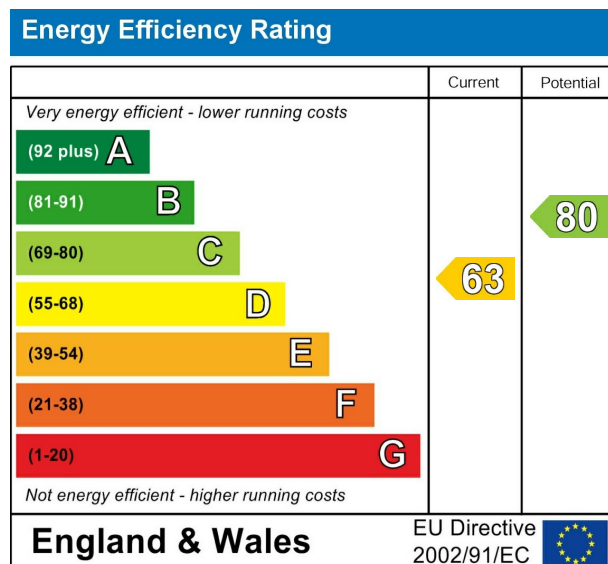


Floorplan





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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