





Accommodation

This substantial detached three bedroom bungalow, located on a prime plot of almost a quarter acre and offering endless potential. The neatly presented bungalow reveals a spacious and flexible layout, whilst there are extensive gardens, parking for numerous vehicles and two garages.

The property has been much loved and well maintained, whilst a number of improvements have been made in recent years, including a stunning high quality main bathroom. There is undoubtedly the scope to extend, subject to necessary consents and with the generous size plot, there is certainly to potential to create something truly special.

The main entrance door leads into a substantial entrance porch/conservatory, which is sure to be utilised for a number of uses. The inner hallway beyond offers a storage cupboard and loft access. There is a double aspect living room, dining room, third bedroom/study and conservatory, with access to the rear garden. The kitchen is a fantastic size, fitted with an extensive range of units and some integrated appliances, whilst access is available to the pantry and rear garden. There are two further generous size double bedrooms, one fitted with a sink and the main bedroom offering a good size modern ensuite shower room. The bathroom completes the layout, coming fully tiled and stylishly presented, fitted with a modern white suite, which includes both a bath and separate shower. The property is double glazed and gas central heating is in place.

Stepping outside, the property is approached via a private driveway, which provides parking for numerous vehicles and gives access to both garages, also ideal for purchasers with a camper/caravan. There are established wrap around gardens, whilst gated access is available to the delightful enclosed rear garden. The garden comes part laid to lawn, whilst there are a number of seating areas, which make the most of the sun throughout the day.

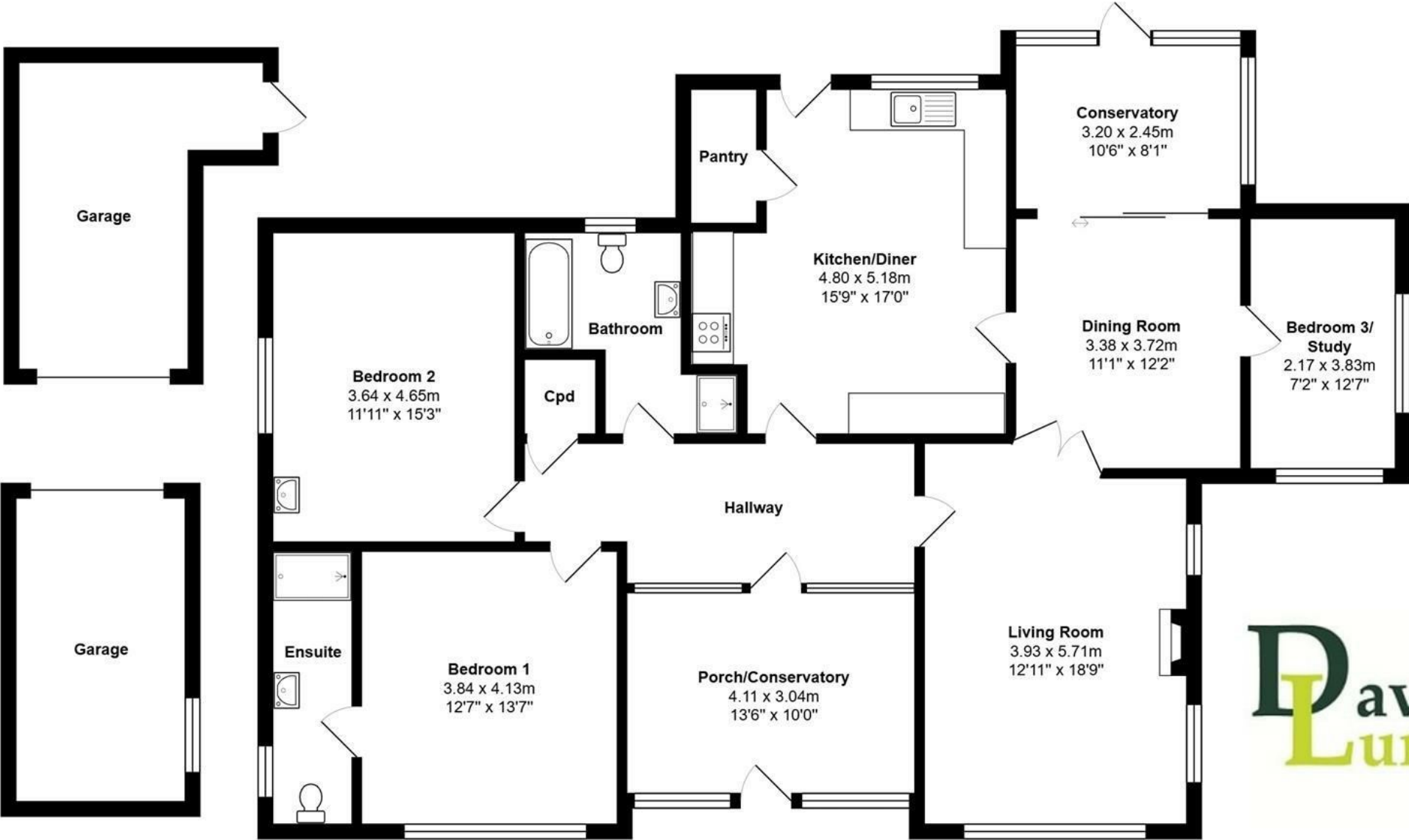
The property offers a handy location, providing a village feel, whilst also only being seconds from Ripon and also offering ease of access to shops, amenities and the bypass. The bungalow is also ideally placed for those with dogs or an active lifestyle, offering lovely canal side walks close by.

Bungalows of this quality are rare to market, especially ones so conveniently placed and an early viewing is advised on this fabulous home.



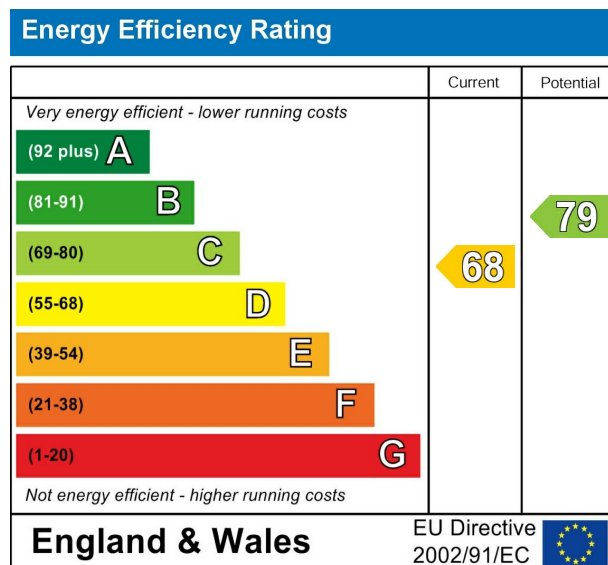


Floorplan





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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