

**D**avis  
**L**und

Clotherholme Road  
Ripon  
Ripon  
HG4 2DE  
Offers Over £300,000





## **Accommodation**

Located in one of Ripon's most sought-after areas, this extended three bedroom semi-detached house offers spacious family accommodation and a beautifully presented interior.

The property has been much improved in recent years, neutrally decorated and feeling light and airy throughout. The kitchen has been extended, with a pitched ceiling and skylight creating an attractive feature.

The house occupies a handy location, within walking distance of the city centre, whilst also having Ripon's secondary schools on the doorstep, including the highly regarded Ripon Grammar School. The property is also very close to open countryside, with lovely walks available nearby, ideal for dog owners.

On the ground floor there is a spacious entrance hall with understairs storage and stairs rising to the first floor. The living room offers a large bay window and fireplace with electric fire, whilst the dining/family room leads through double doors to the rear garden. The kitchen completes the downstairs layout, coming fitted with a stylish range of modern units and incorporating fitted appliances, along with a side access door. The first floor offers a landing with loft access, main bedroom with a large bay window and a range of fitted wardrobes, second very good size double room, third bedroom and the modern house bathroom, which is fitted with a white three piece suite, including a bath with glazed screen and shower over. The house is double glazed and gas central heating is in place.

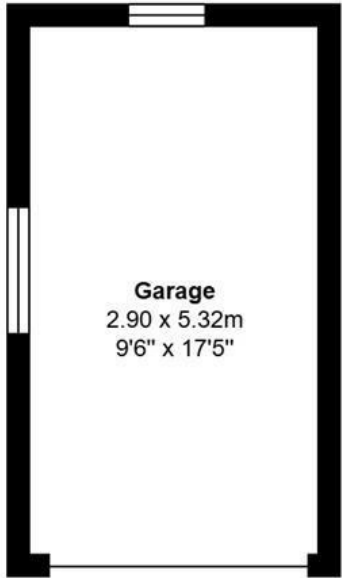
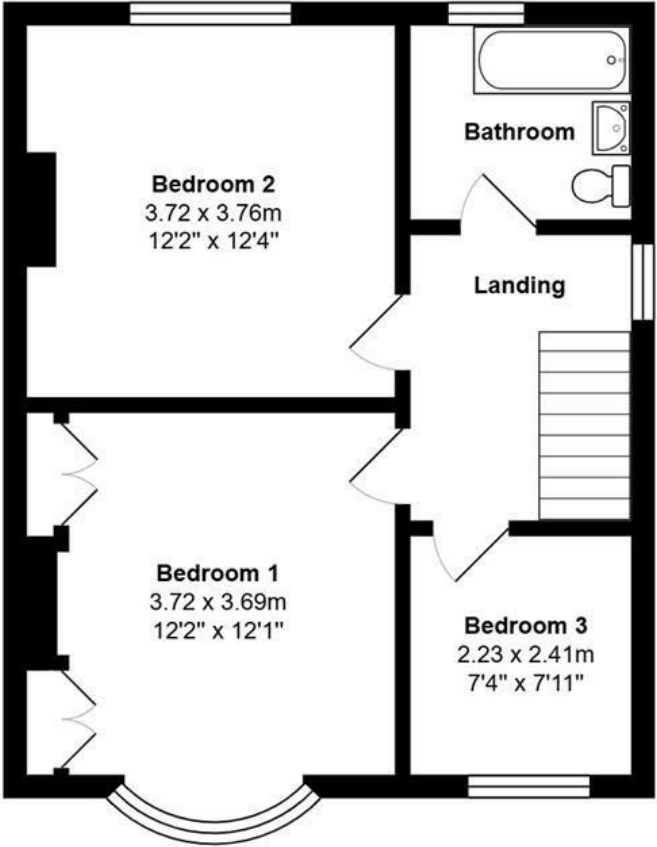
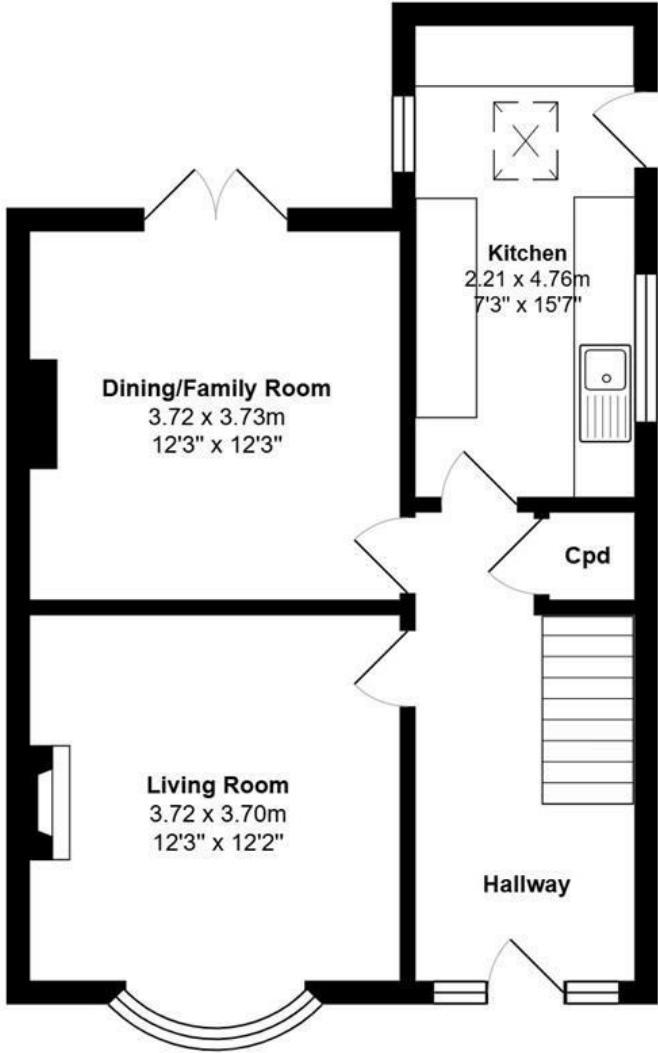
Externally there is a low maintenance garden to the front of the house, with wall and hedge boundaries, plus driveway parking and further gravelled parking area. There is access down the side of the house, where there is a good size garage (17' 5" x 9' 6" (5.32m x 2.90m)). The rear garden is fully enclosed and a great size, extending behind the garage and attracting lots of sunshine. The garden is mainly laid to lawn, whilst the patio makes a great entertaining area.

This lovely family home is a must to view, located in a highly sought after area and revealing immaculate accommodation, which is ready to move into.





Floorplan



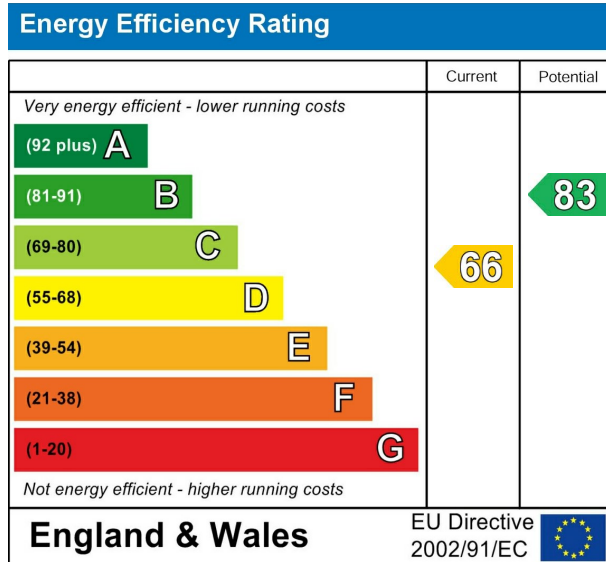
Ground Floor

First Floor

Garage



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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