





Accommodation

A delightful, detached family home, enjoying a quiet setting on a sought-after street, whilst also revealing spacious and flexible accommodation, extending to approximately 1400 square foot in total and being ideal for a growing family.

The property has undergone both side and rear extensions, adding additional living space and a further bedroom, making this deceptive home surprisingly spacious, on an internal inspection. The property has been much loved and well maintained, whilst it does now offer the opportunity to update to personal taste, in some areas. There is also the scope to reconfigure the current layout, with the possibility of adding an ensuite and opening up living spaces, all subject to necessary consents and permissions of course.

On the ground floor the main entrance door leads into an entrance porch and the spacious entrance hall beyond, with stairs rising to the first floor and a cloakroom/WC. The kitchen has a side access door, whilst coming fitted with a range of modern wall and base units. There is a dining room and the great size living room to the rear of the house, with sliding door access to the conservatory. The conservatory offers access to the garden and a door to the part converted garage, which has been split to create a utility/shower room, whilst the remaining part offers storage. To the first floor there is a landing with loft access, two bedrooms and the fully tiled house bathroom, fitted with a modern white suite, including a bath with glazed screen and shower over. Access is available through the study area, which has a range of fitted wardrobes. The inner hallway beyond leads to a single room and the main bedroom, offering a double aspect and a range of fitted bedroom furniture. The house is double glazed and gas central heating is in place.

Externally there is an open lawned garden to the front of the house, whilst a driveway provides parking for several vehicles and leads to the garage store, fitted with an electric roller door. Gated access is available to both sides of the property, leading to the delightful enclosed garden, which enjoys a high level of privacy. The garden is part laid to lawn, whilst there is a large decked entertainment area and further patio, plus a handy storage shed.

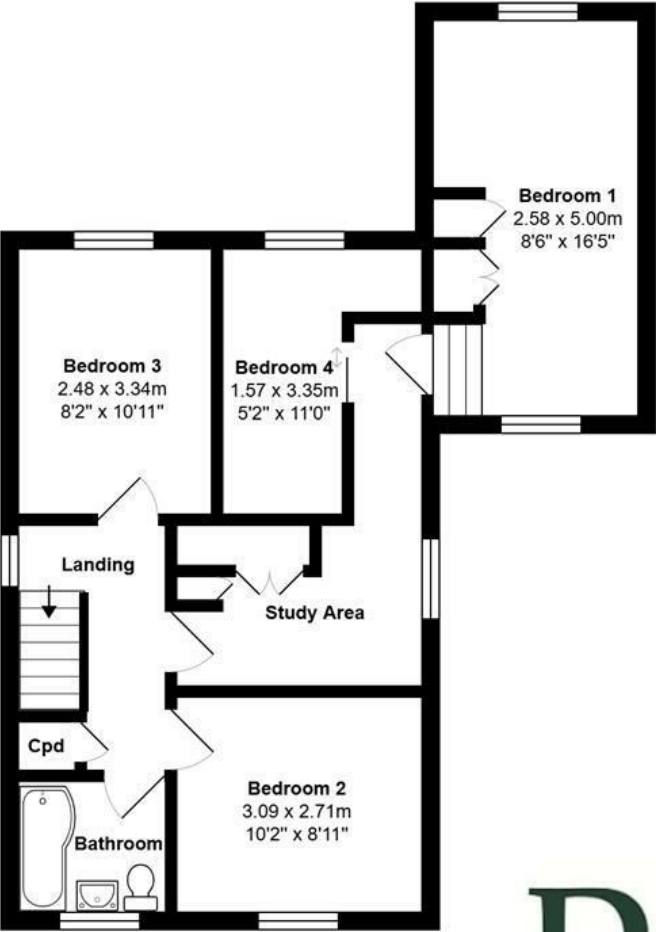
Located in a sought-after residential area on the south side of the city, the house offers ease of access to a range of shops, schools and amenities, including the highly regarded Ripon Grammar School. The property is also very close to open countryside, with lovely walks available nearby, ideal for dog owners.

Properties in this highly desirable area are rare to market and an early viewing is advised on this lovely family home, which is offered for sale with no onward chain and offers great value for money, in comparison to new builds currently being built nearby.



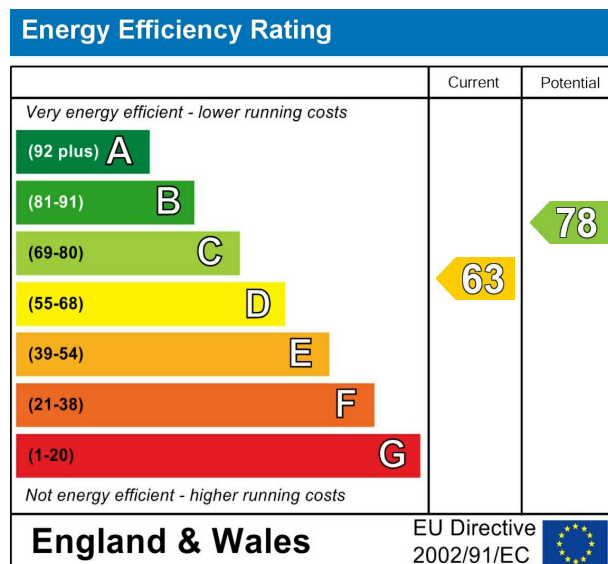


Floorplan





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

