





Accommodation

A much improved and very well presented three bedroom semi-detached house, revealing a spacious interior and a fantastic enclosed family friendly garden.

The house has undergone a number of upgrades in recent years, including a stylish kitchen, bathroom and fresh décor. The outside areas have also received attention, with the property offering off street parking and landscaped gardens, whilst storage is also available.

On the ground floor the main entrance door leads into a hallway with stairs rising to the first floor. A double aspect living room features fitted storage and a brick fireplace with electric fire, whilst the open plan kitchen/diner offers a range of stylish units and access to the rear garden. To the first floor there is a landing with loft access hatch, Three bedrooms (two doubles and one single) and the modern house bathroom, fitted with a white three piece suite, including a bath with shower and glazed screen over. The house is double glazed and gas central heating is in place, with a modern combi boiler.

Stepping outside, there is parking for two vehicles and bin storage to the front of the house. Access is available to the side, leading to the great size enclosed garden. The garden is designed for ease of maintenance, being partly laid to artificial turf, whilst there is also a patio entertainment area. There is a further covered play/entertainment area and a timber shed. The rear of the house is fully paved, whilst a substantial shed with power and light, provides further handy storage.

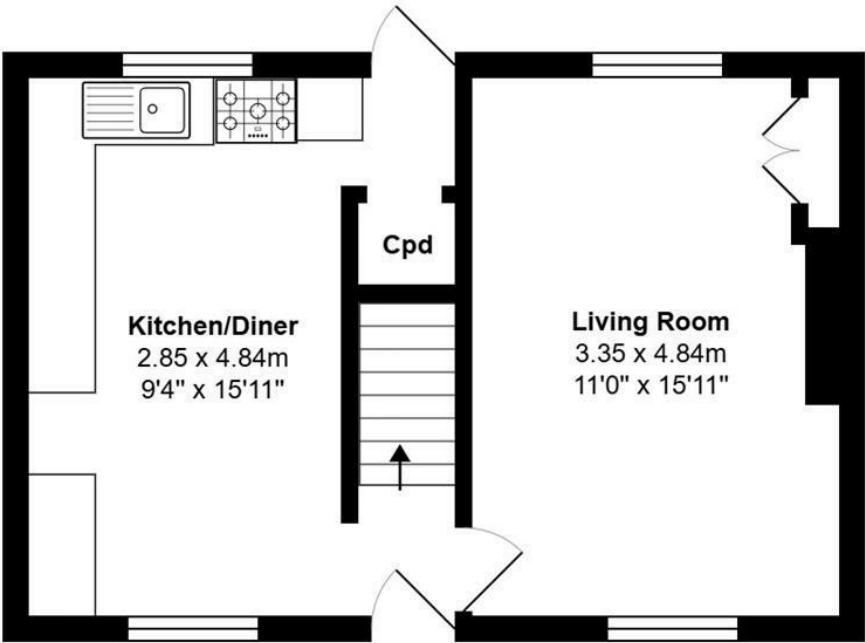
The property occupies a handy location with ease of access to the city centre and all of Ripon's shops, restaurants and amenities. The house is also located close to the Ripon Leisure centre, which now houses the new swimming baths. The property is ideal for walkers, with lovely riverside and canal side walks close by, whilst there is even a play park around the corner.

An early viewing is advised on this competitively priced home, which is sure to attract a range of potential purchasers and is offered for sale with no onward chain.

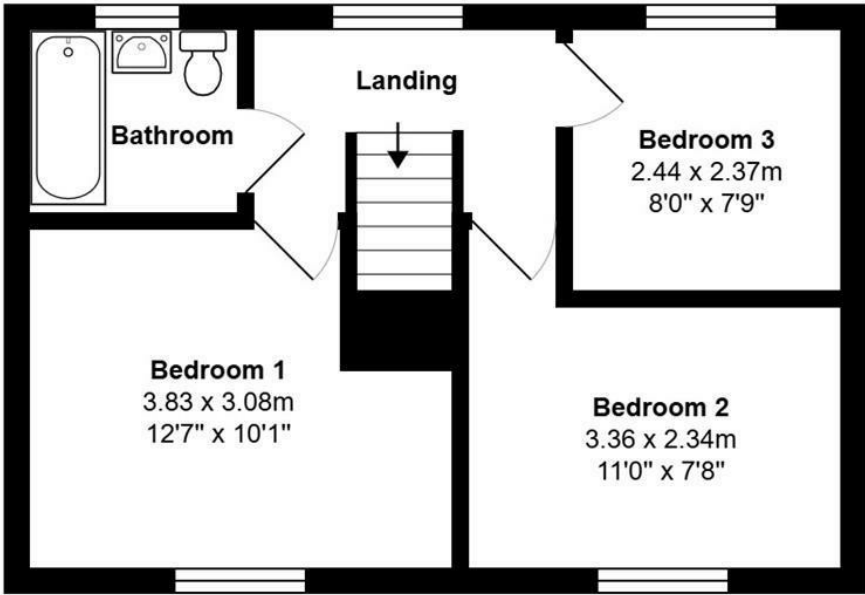




Floorplan



Ground Floor

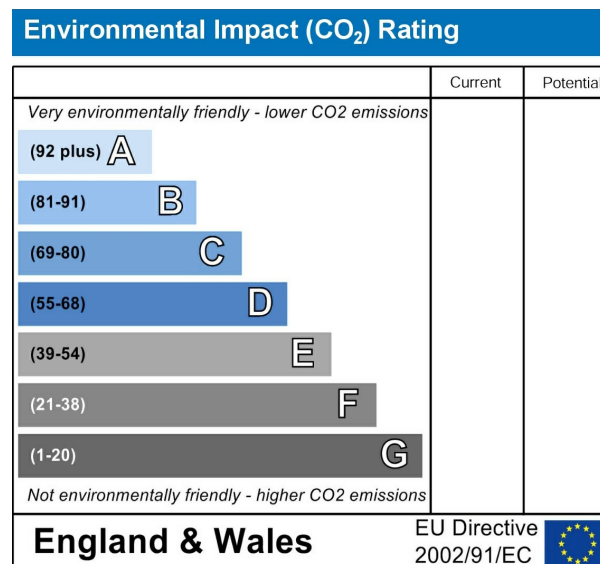
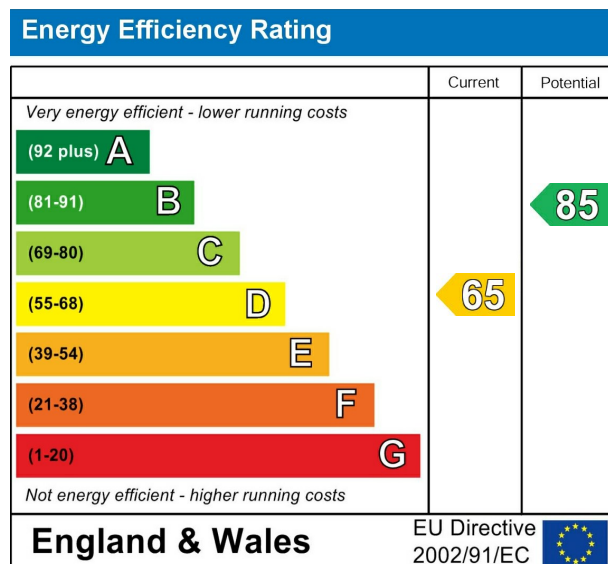


First Floor





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.

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