





Accommodation

Occupying a prime position on a highly sought after street, this lovely detached bungalow reveals a spacious interior and a delightful mature plot, with a large double garage and driveway parking.

The much loved home has been well maintained, whilst it does now offer the opportunity to update and modernise to personal taste. There is undoubtedly the scope to extend or reconfigure the current layout to suit, whilst the loft space is ripe for conversion, all subject to necessary permissions and consents.

The bungalow is situated in a highly sought after area of Ripon, offering a quiet setting with no passing traffic. Located on the north western edge of the city, approximately one mile from the city centre, both the highly regarded Ripon Grammar School and Outwood Academy are just a short walk away.

The main entrance door leads into a very spacious hallway, with a drop down ladder providing loft access. The living room offers a double aspect and a fireplace with gas fire. The kitchen/diner comes fitted with a range of units and also houses the gas central heating boiler. A pantry provides further storage, whilst there is also a side porch and additional store room. There are three bedrooms, two of which are good size doubles and the bathroom, fitted with a three piece suite and shower. The bungalow is double glazed and gas central heating is in place.

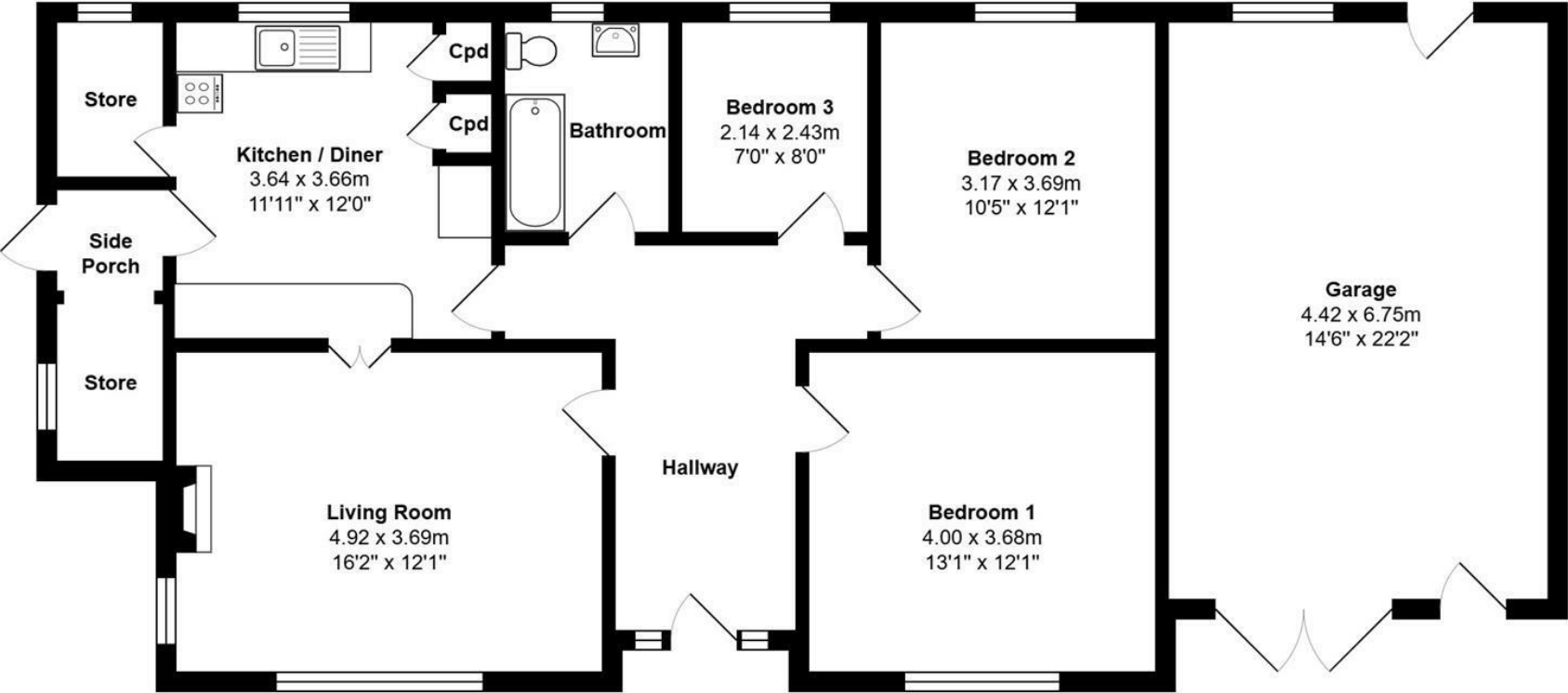
Externally gated access leads to the driveway parking and large garage beyond, with double doors giving vehicle access and a further access door from the rear garden. The front garden is mainly laid to lawn, whilst a pathway leads to the side of the bungalow and the rear garden. The enclosed rear garden is a fantastic size and proves a suntrap, with an extensive lawn and stocked shrub and plant borders.

This deceptive bungalow requires an internal viewing to appreciate the space and potential on offer, whilst also being offered for sale with no onward chain and it is certainly an exciting opportunity, not to be missed.





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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