





Accommodation

A substantial four double bedroom detached property, offering a flexible layout which will no doubt suit a range of buyers, having two bedrooms to both the ground and first floors and sure to be of equal appeal to both families and retirement purchasers.

The house has been much loved and well maintained, whilst it does now offer the scope to update to personal taste and there is also the opportunity to adjust the layout to suit the new buyer's requirements.

The property is situated on a popular street in a highly sought after area of Ripon, offering a slightly elevated and peaceful setting. Located on the north western edge of the city, approximately one mile from the city centre, with both the highly regarded Ripon Grammar School and Outwood Academy just a short walk away, whilst a range of shops and amenities are also easily accessible.

On the ground floor the main entrance door leads into a good size entrance hall, with stairs rising to the first floor and a storage cupboard. The L-shaped double aspect lounge/diner offers a lovely space, with a serving hatch from the kitchen and a fireplace. The kitchen comes fitted with a range of units and a drop down breakfast bar, also housing the modern boiler and with a side access door. There are two double bedrooms to the ground floor and a bathroom with a shower and separate WC. To the first floor there is a landing with airing cupboard and eaves storage, two further generous double bedrooms, one of which offers a built in cupboard and additional eaves storage. The property features gas central heating and double glazing.

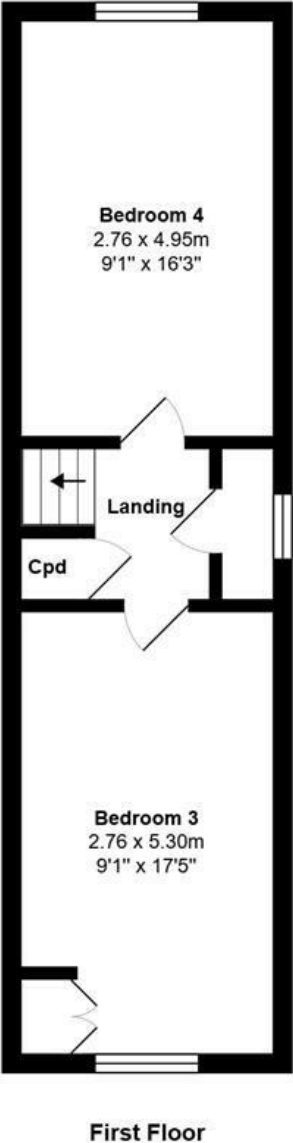
Externally a driveway provides access to the garage and provides parking for several vehicles. The garage offers an up and over door, power, light and a further access door from the rear garden. There is a well stocked garden to the front, whilst access is available to both sides of the property, leading to the delightful enclosed rear garden. The back garden is part laid to lawn, again well stocked and also offering a patio area, which proves a sun trap.

This deceptive property requires an internal viewing to appreciate the space and potential on offer.



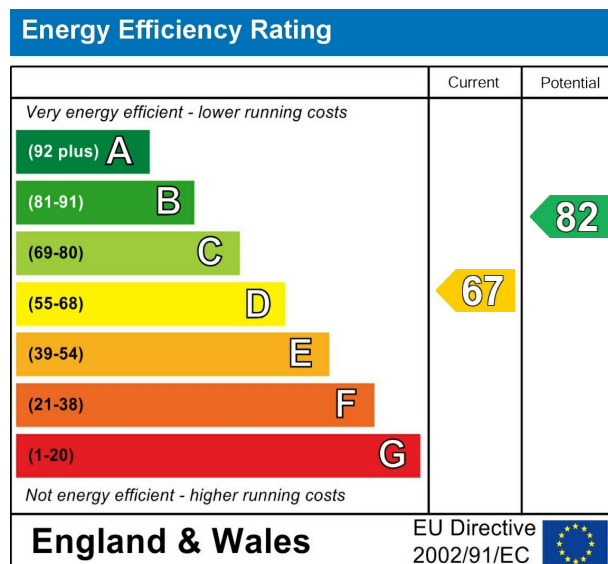


Floorplan





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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