

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

Laver Way  
Ripon  
North Yorkshire  
HG4 2DU  
Guide Price £585,000







## **Accommodation**

A stunning and beautifully finished detached family home, revealing extremely spacious and versatile accommodation, whilst also being located on a highly sought after modern development. The already high end property has also undergone a number of further upgrades, setting the property apart and helping to give the house a luxurious feel.

The house is neutrally decorated throughout, with the accommodation feeling light and airy, whilst the property also sits on a prime plot, with a lovely enclosed and already established rear garden.

On the ground floor the main entrance door leads into the good size entrance hall, with stairs rising to the first floor. The living room is situated to the front of the house, with a fireplace and bay window flooding the room with light. The kitchen/diner comes with a tiled floor and double doors leading to the rear garden, whilst also being fitted with an extensive range of stylish units and integrated appliances. A further reception room adds flexibility to the layout, currently used as a further living room. A spacious utility room, WC and large integral garage, completes the downstairs layout. To the first floor, there is a spacious landing with loft access and an airing cupboard, main bedroom with dressing area and a modern ensuite shower room, guest bedroom with ensuite shower room, two further double bedrooms and the stylish house bathroom, part tiled and fitted with a white suite, including a bath and separate shower. The house is double glazed and gas central is in place, helping to give a high energy rating.

Externally, there is an open lawned garden to the front of the house, whilst a block paved driveway provides parking and access to the garage. Gated access is available to the lovely established enclosed rear garden, part laid to lawn and coming stocked with numerous plants and shrubs, whilst there is also an extensive patio seating area.

The Bishop's Glade development is located on the 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. The property is also ideally placed for country walks, including fields and the riverside walks available within seconds, ideal for dog owners.

The property is sold with the balance of the new build warranty in place and an early viewing is advised on this spacious and stylishly presented home.

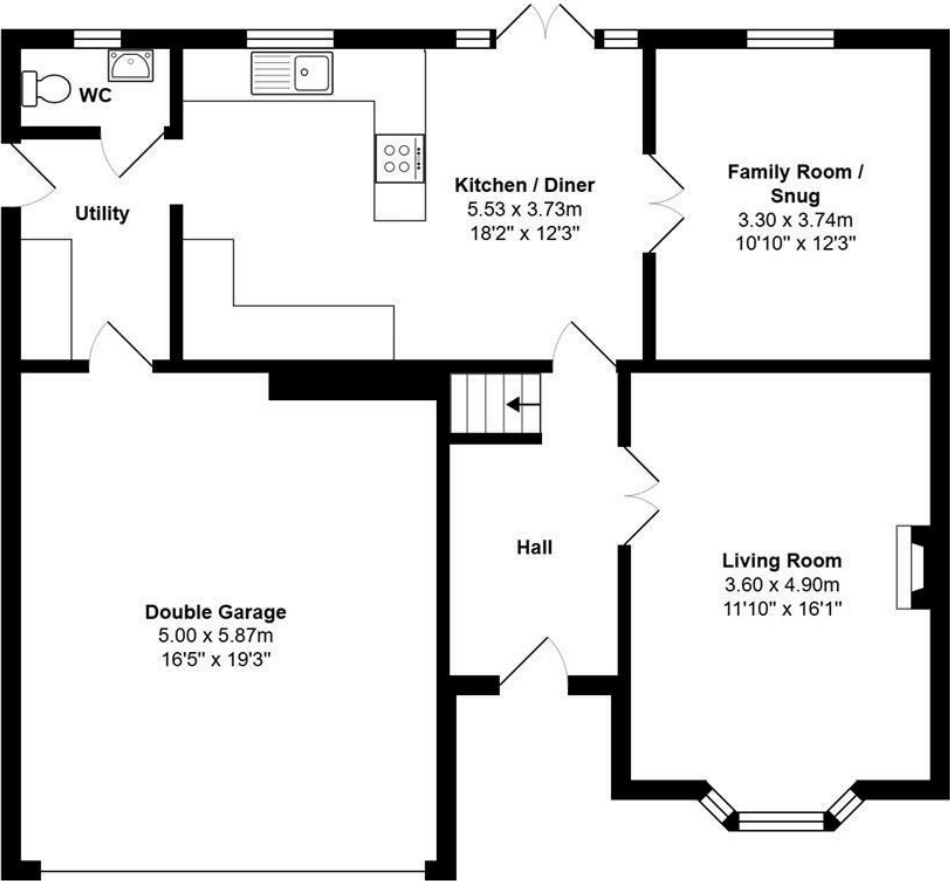




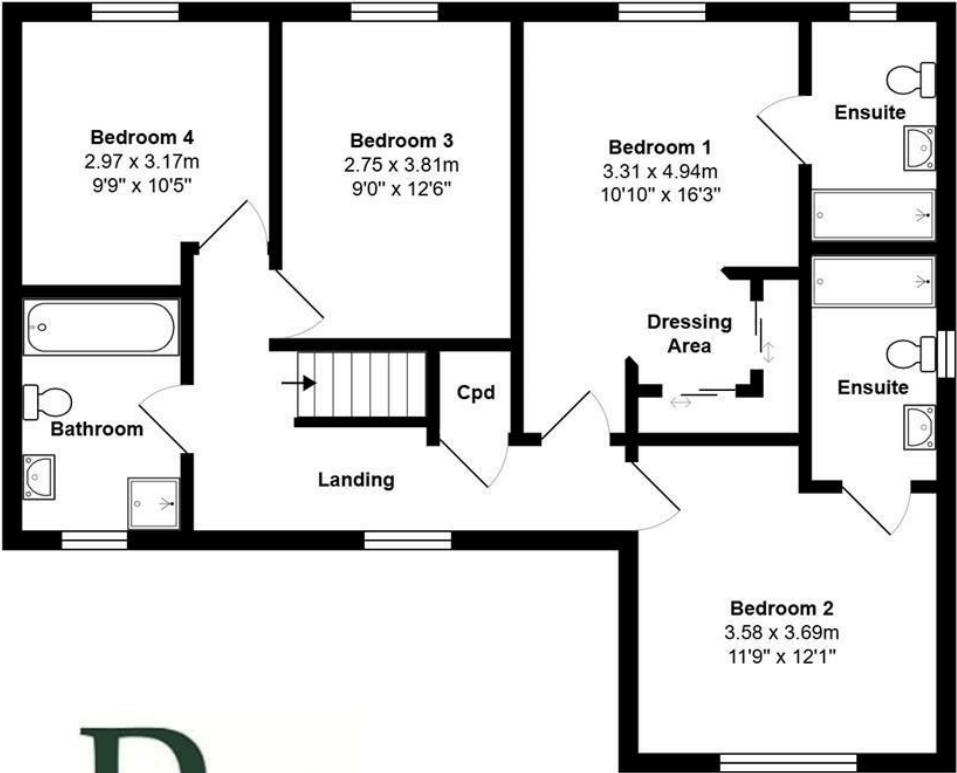




Floorplan



Ground Floor



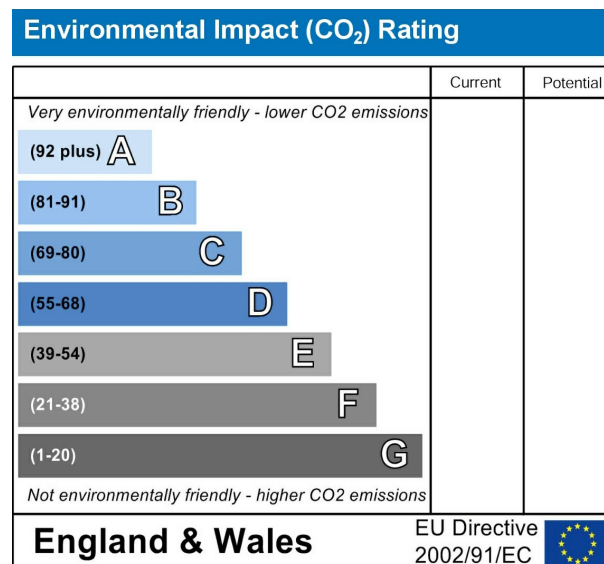
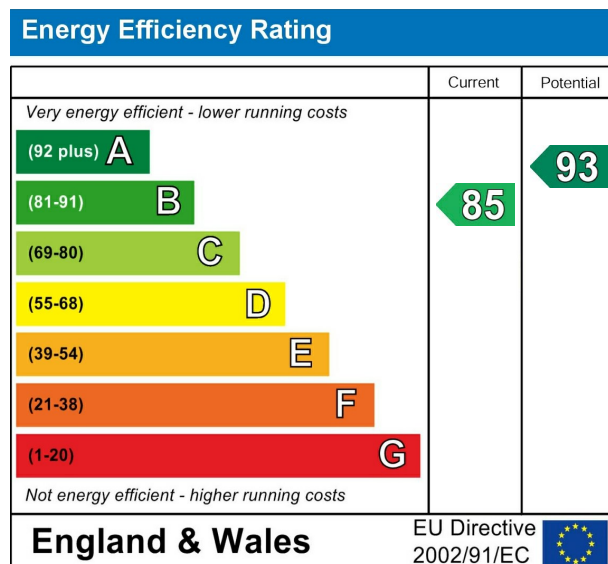
First Floor







## 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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