

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

Whitcliffe Drive  
Ripon  
North Yorkshire  
HG4 2JX

Guide Price £339,950





## **Accommodation**

A neatly presented three bedroom detached family home, situated on a great size plot and offering lovely mature gardens. The property is sure to appeal to a variety of purchasers, not least growing families.

Located in a sought-after residential area on the south side of the city, due to the generous plot, the property undoubtedly offers the scope to extend, as a number of neighbouring properties have, subject to necessary planning consents of course. The house also features a single garage and parking for several vehicles.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor and understairs storage. The living room is a fantastic size, located to the front of the house and offering a double aspect. The dining room and the modern kitchen complete the downstairs layout, the kitchen coming fitted with a range of units, whilst also offering access to the garden. To the first floor there is a landing with loft access, three bedrooms (main with fitted wardrobes) and the part tiled house bathroom, fitted with a modern white suite, including a bath with shower over. The house is double glazed and gas central heating is in place.

Externally there is a lawned garden to the front of the house, with hedge boundaries and a pathway leading to the side of the house. A driveway provides parking and gives access the garage. The rear garden is a fantastic size, whilst it also attracts a lot of sunshine throughout the day. The garden is part laid to lawn, whilst there is a patio area and the garden comes well stocked, with an array of shrubs and plants.

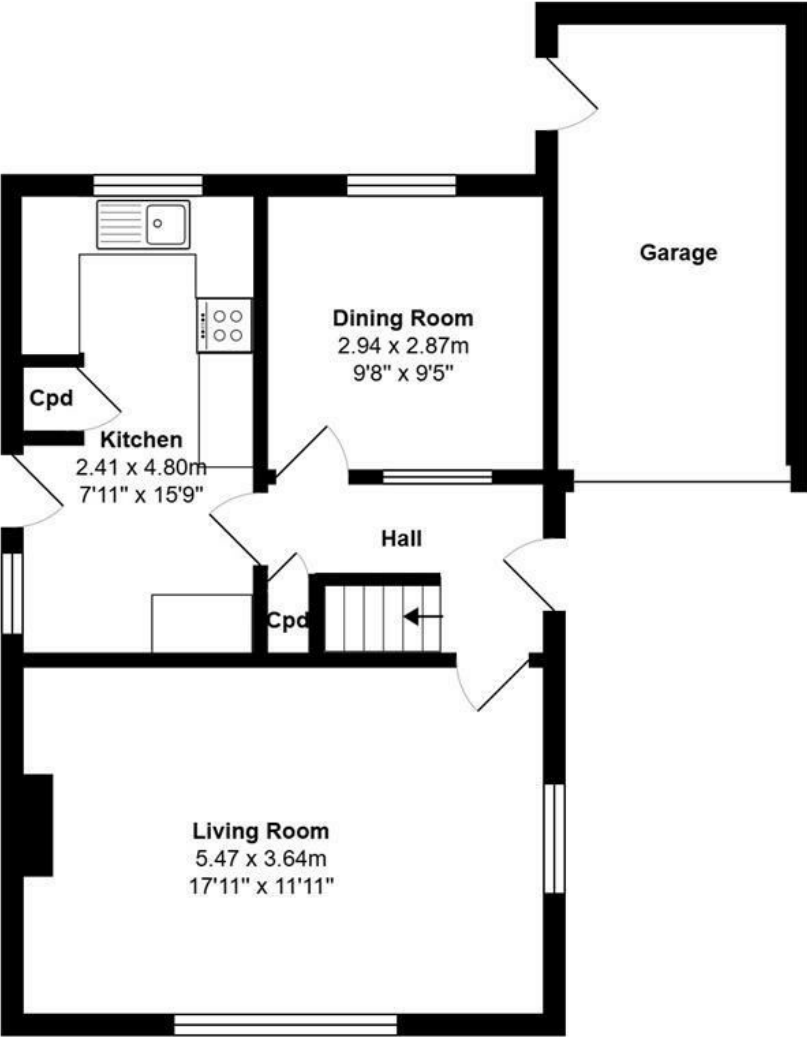
The house is situated within walking distance of the city centre, whilst also having Ripon's secondary schools close by, including the highly regarded Ripon Grammar School. The property is also very close to open countryside, with lovely walks available nearby, ideal for dog owners.

Properties in this highly desirable area are rare to market and an early viewing is advised on this competitively priced family home, which really does demand an internal inspection.

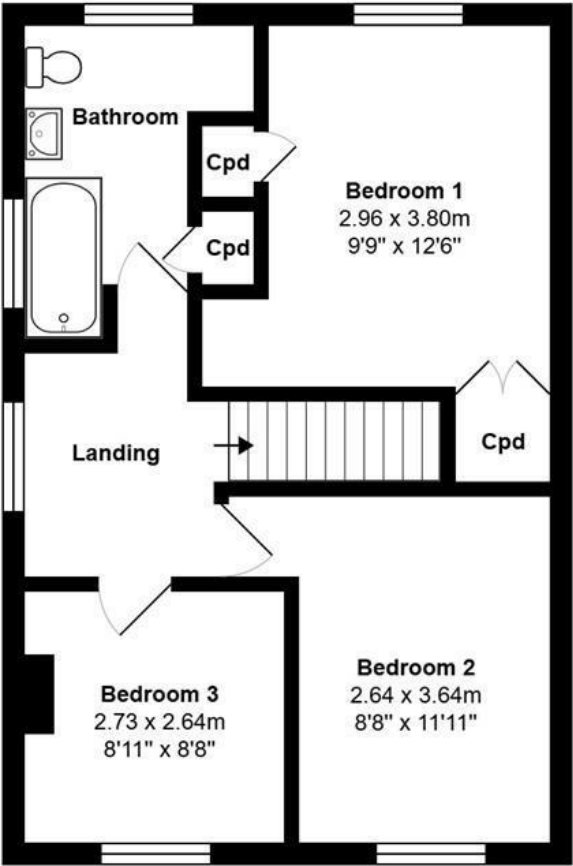




Floorplan



Ground Floor

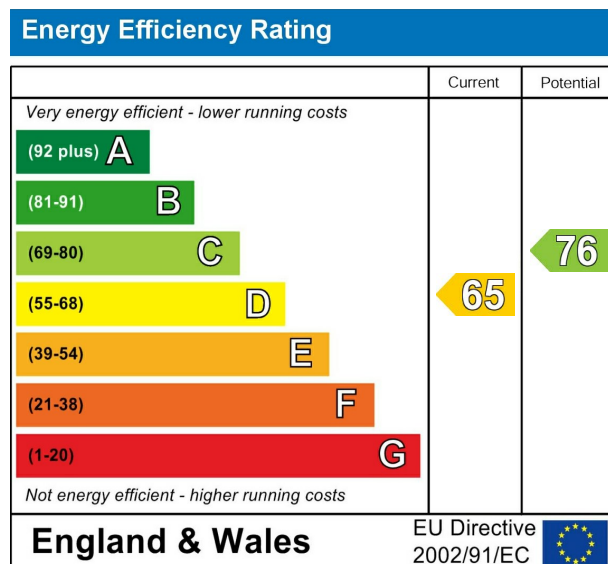


First Floor





## 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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