





Accommodation

Located in a highly desirable area, this beautifully presented detached family home has been extended and completely transformed by the current owners. A single storey extension has created further living space, whilst the garage has also been converted, meaning the house now reveals a flexible 4/5 bedroom layout. The option of a downstairs bedroom, along with the ground floor shower room, mean the layout is also perfect for purchasers wanting to incorporate an elderly relative or resident requiring ground floor living.

The house now reveals a meticulously maintained and spacious interior, extending to approximately 1850 square feet in total. The property offers a very well presented interior, feeling light and airy, with neutral tones used throughout. The large open plan kitchen/diner/garden room is a real feature, ideal for family living and being both stylish and practical, coming fully equipped with fitted appliances and a breakfast bar.

The house is located in a small cul-de-sac and situated in one of Ripon's most sought after residential areas. The property is well placed for Ripon's secondary schools, with both the Outwood Academy and the highly regarded Ripon Grammar School just a short distance away. Shops and amenities are available close by, whilst the house is also ideally placed for countryside walks.

The main entrance door leads to a spacious entrance hall, with a stairs rising to the first floor and understairs storage. The large double aspect living room offers garden access and a wood burning stove. The open plan kitchen/diner/garden room offers a great family friendly entertainment space, whilst a further reception room/bedroom and modern shower room, complete the downstairs layout. To the first floor there is a spacious landing with loft access, main bedroom with a stylish fully tiled ensuite, three further bedrooms (two of which have fitted storage) and a further shower room, part tiled and again fitted with a modern white suite.

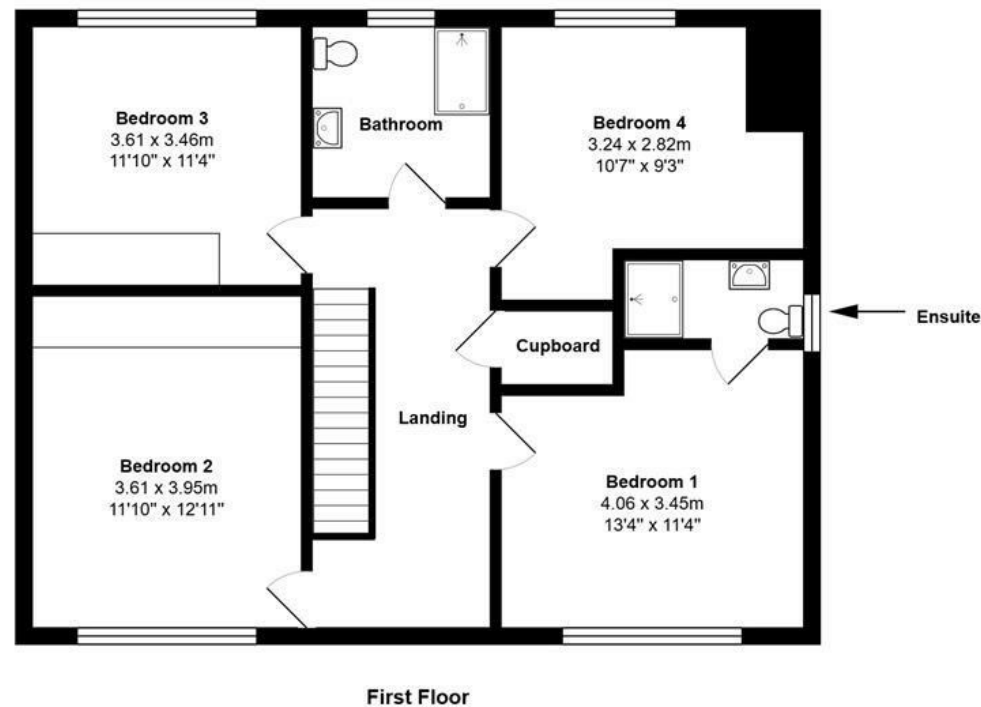
Externally there is an open lawned front garden, whilst a block paved driveway provides parking. A pathway leads to the side of the house, giving access through a gate to the enclosed rear garden. The rear garden is split level and fully landscaped, with paved seating areas to both levels, creating a lovely space to relax and unwind.

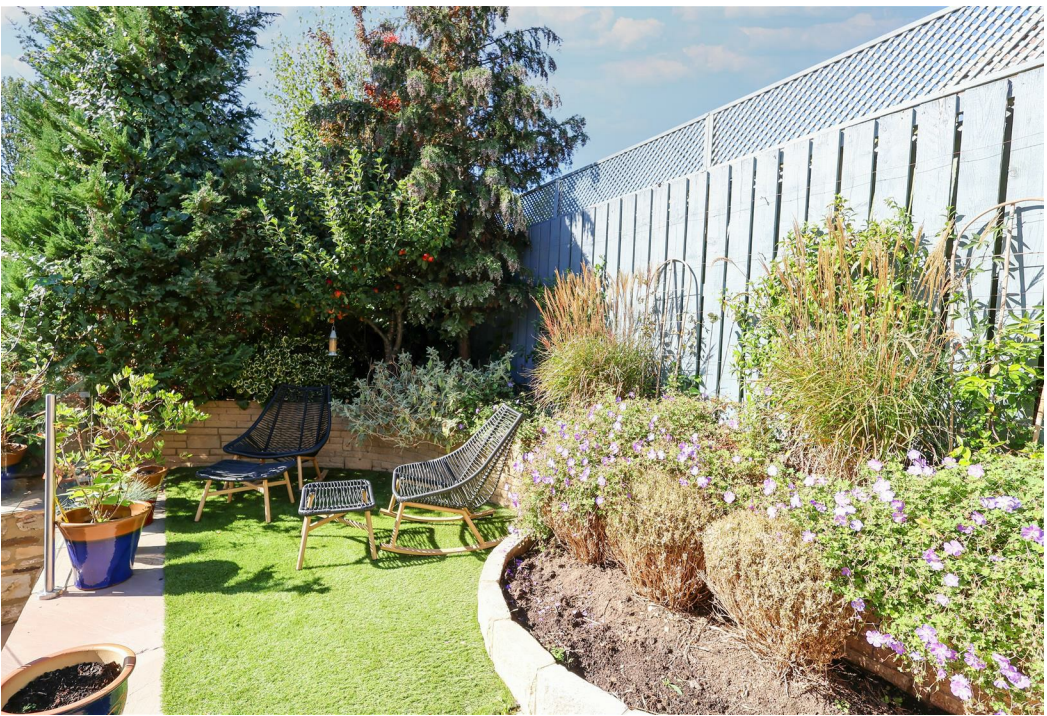
Properties of this quality are rare to market and an internal inspection is required to appreciate the space and flexibility available, whilst the house also offers great value for money, in comparison to the current new builds available in the Ripon area.





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

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