

Davis
Lund

Station Drive
Ripon
North Yorkshire
HG4 1JA
Guide Price £395,000





Accommodation

A neatly presented four bedroom detached family home, located on a highly sought after development to the northern fringe of the city and offering versatile accommodation and a good size plot.

The attached garage and enclosed rear garden only add to the appeal, whilst the property no doubt offers extension potential, subject to necessary consents.

Located on the outskirts of Ripon, the property offers countryside walks on the doorstep, whilst still benefitting from ease of access to amenities and transport links, including the Ripon bypass and beyond.

On the ground floor, the main entrance door leads into the spacious entrance hall, with stairs rising to the first floor, understairs storage and a cloakroom/WC. There is a good size double aspect living room with fireplace and bay window, dining/family room with double doors to the rear garden, a modern fitted kitchen and the utility room, with side access door. To the first floor there is a landing with loft access, main bedroom with fitted wardrobes and ensuite shower room, three further bedrooms (one with fitted storage) and the house bathroom, part tiled and fitted with a modern white suite, including a bath with glazed screen and shower over. The house is double glazed and gas central heating is in place.

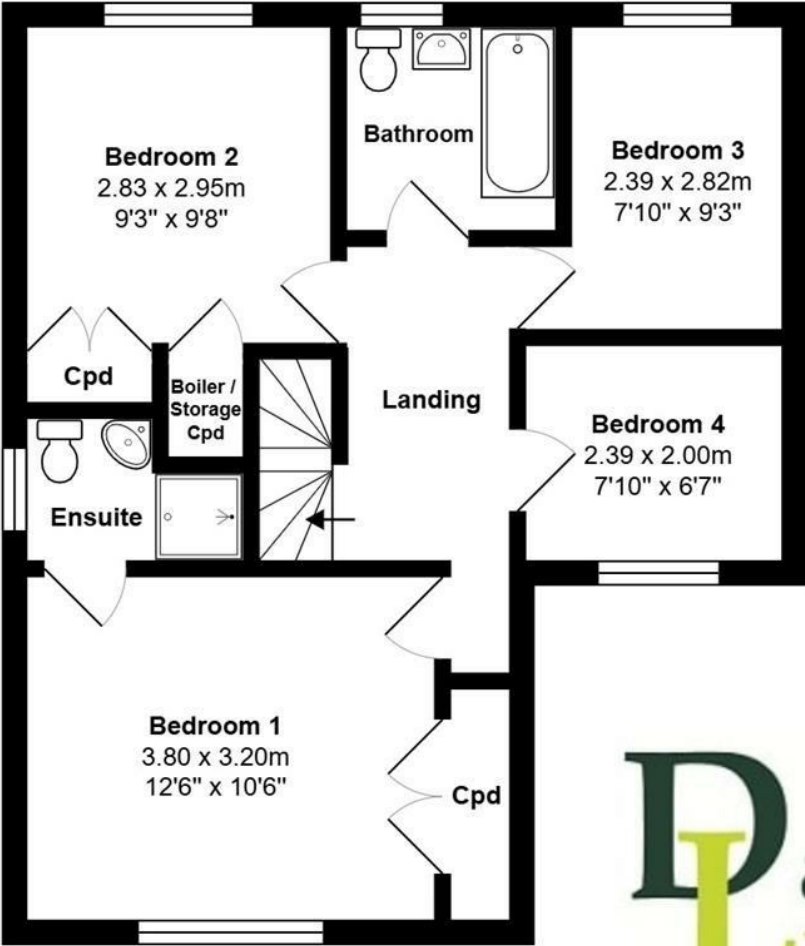
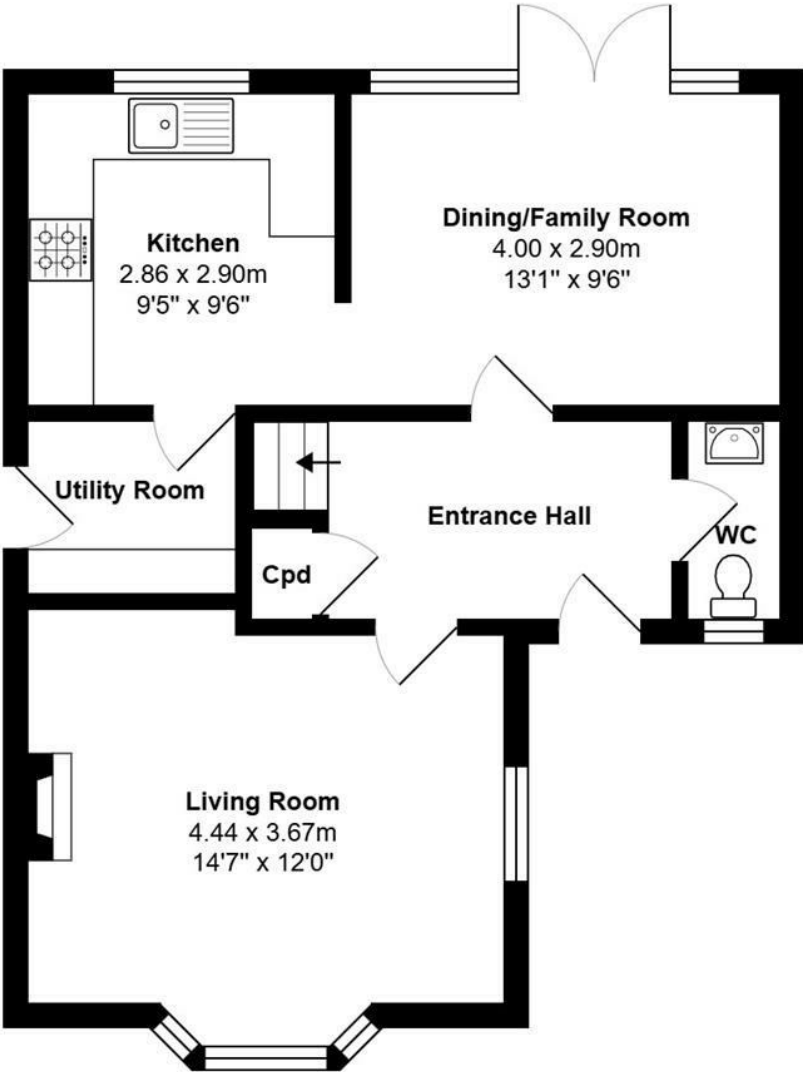
Externally there is an open lawned garden to the front of the house, with a driveway providing parking and leading to the single garage. Gated access is available to the side of the house, leading to the enclosed rear garden, which attracts a lot of sunshine. The rear garden is split level, with an extensive patio entertainment area and raised lawn, which comes well established and stocked with a number of plants and shrubs.

Properties in this sought after are rare to market and an early viewing is advised on this deceptive home, which also offers great value for money, in comparison to new build properties, currently under construction close by.



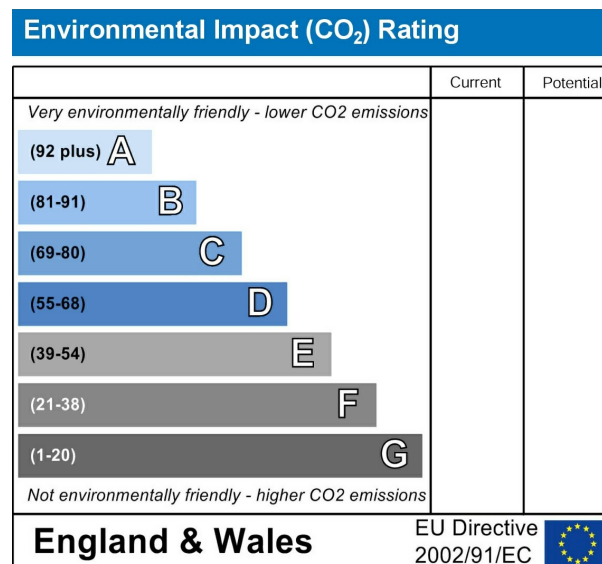
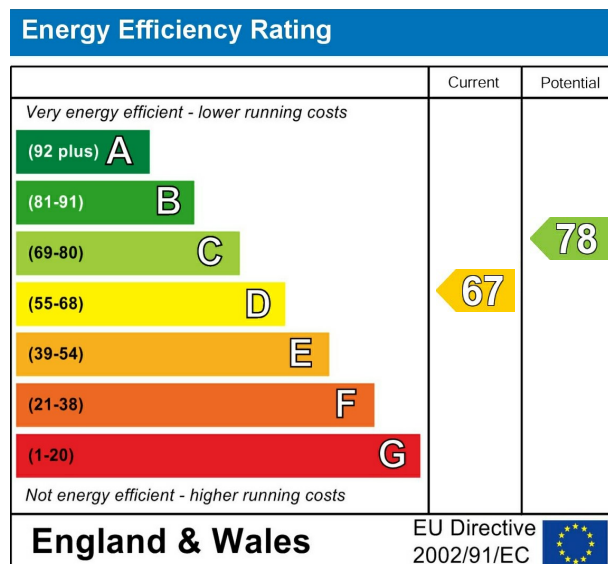


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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