





Accommodation

A newly rebuilt and fully refurbished three bedroom home, located to the outskirts of Ripon and close to open countryside, whilst also being a short walk/drive from the city centre.

Entering the property, there is a cosy living room with stairs rising to the first floor, large windows giving a light and airy feel and double doors leading to the kitchen/diner. The modern kitchen diner is fitted with a range of stylish units and integrated appliances, whilst there are patio doors leading to the rear garden and a separate utility room/WC, with washer and dryer. Rising to the first floor, there is a landing with loft access, part tiled bathroom fitted with a white suite including bath with shower over and glazed shower screen, two good sized double bedrooms neutrally decorated throughout and a further light and airy single bedroom.

Externally, the front of the property is mostly laid to lawn with a pathway leading to the front door. Accessed through a gate to the side of the property, there is the rear garden, which is fully enclosed and mostly laid to lawn, with a patio area for outdoor living. The single garage provides handy storage and can be accessed through a door from the rear garden; there is also a paved area to the side of the home providing space for parking.

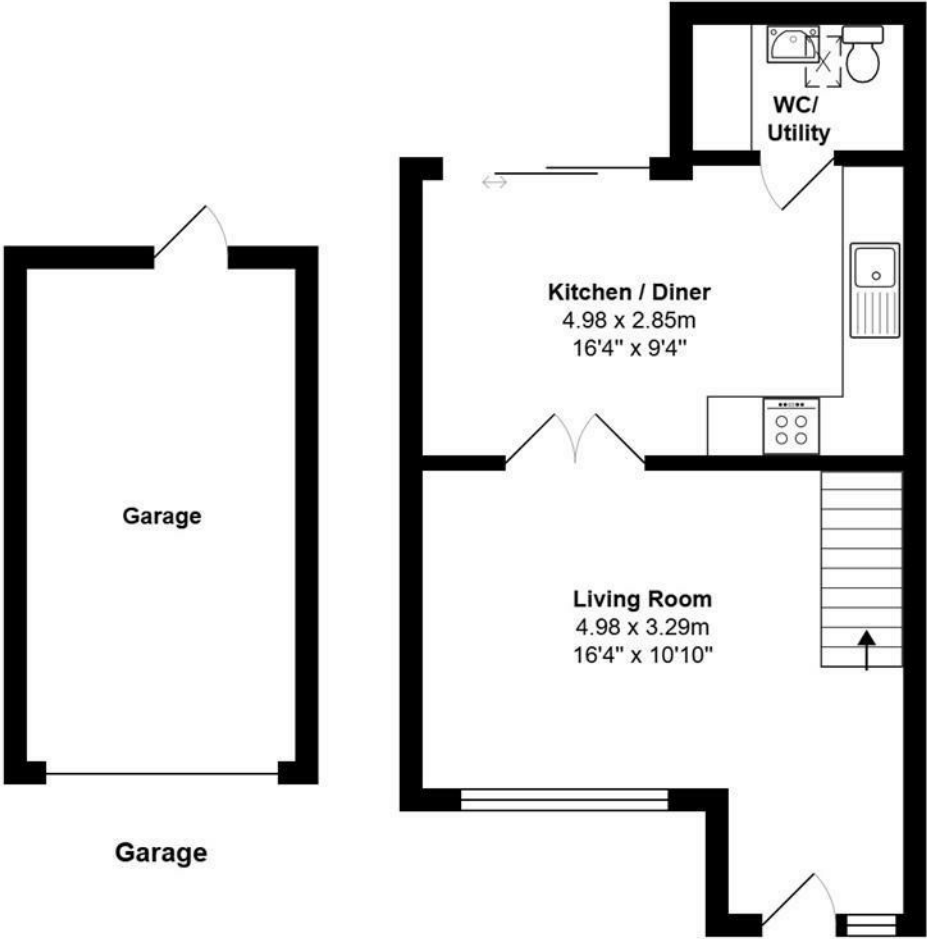
The property benefits from glorious countryside walks on the doorstep, whilst also affording ease of access to the Ripon bypass and beyond. Schools, shops and amenities are also readily available, with the city centre being a short distance away.

Properties in this condition are rare to market at this price point and it is sure to appeal to a variety of purchasers, an internal viewing is a must to appreciate the deceptive accommodation on offer, which also comes to market with no onward chain.

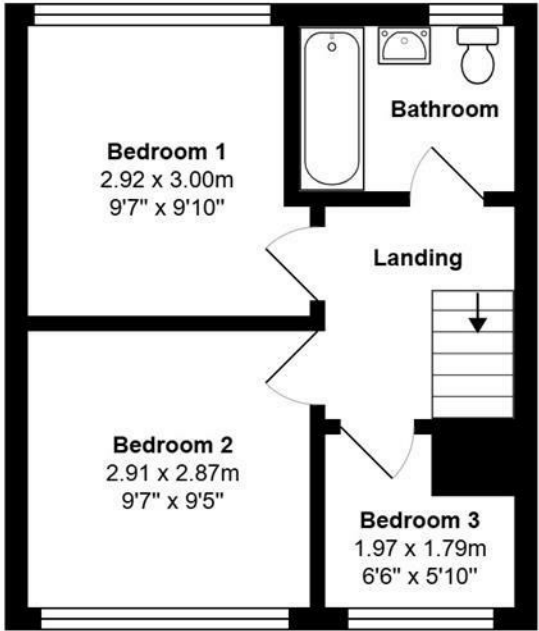




Floorplan



Ground Floor



First Floor



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

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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