





Accommodation

A stylishly presented four-bedroom semi-detached cottage, offering a lovely setting in the sought after village of Hutton Conyers and enjoying scenic countryside views to the rear.

Built in 2018, this modern home reveals a flexible layout, with accommodation arranged over three floors, which was constructed and finished to a high standard.

The popular village of Hutton Conyers is located just a short drive away from Ripon, so an array of amenities and access to local schools is readily available, including the Ripon Grammar School. The property is also ideally placed for commuters, with ease of access to both the A1 and A19.

Entering the property is a porch/ cloakroom with stairs rising to the first floor. The living room is a good size with media wall including feature fireplace and large TV. With ample space for a dining table, the kitchen/diner is fitted with a variety of modern units and appliances including boiling water tap and fridge-freezer. Patio doors give access from the kitchen to the lovely rear garden and flood the space with natural light. Rising to the first floor, there is a spacious landing leading to two well-proportioned double bedrooms, a single bedroom with storage cupboard and house bathroom. Part-tiled, the bathroom is fitted with a white suite including bath with shower and glazed screen over. The second floor boasts an airy main bedroom with skylights, part-tiled ensuite shower room and cupboard providing handy storage.

Externally, the property benefits from spacious driveway parking for multiple vehicles, lawned front garden and idyllic gardens to the rear. The rear garden faces lovely countryside views and is fully enclosed, offering a good degree of privacy. There is a covered patio area with heater, perfect for outdoor living and entertaining, shed providing handy storage and lawned area, laid with artificial grass.

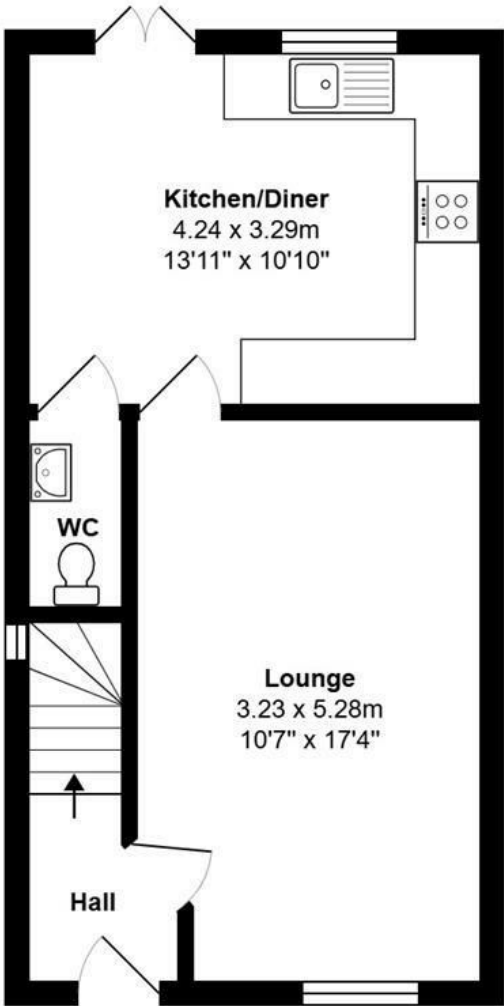
Beautifully presented and in a great location, homes of this size are rare to market at this price point, an early viewing is advised.

Upon completion, the gas account for the property will be transferred to the new owner, currently at approximately £1000 in credit.

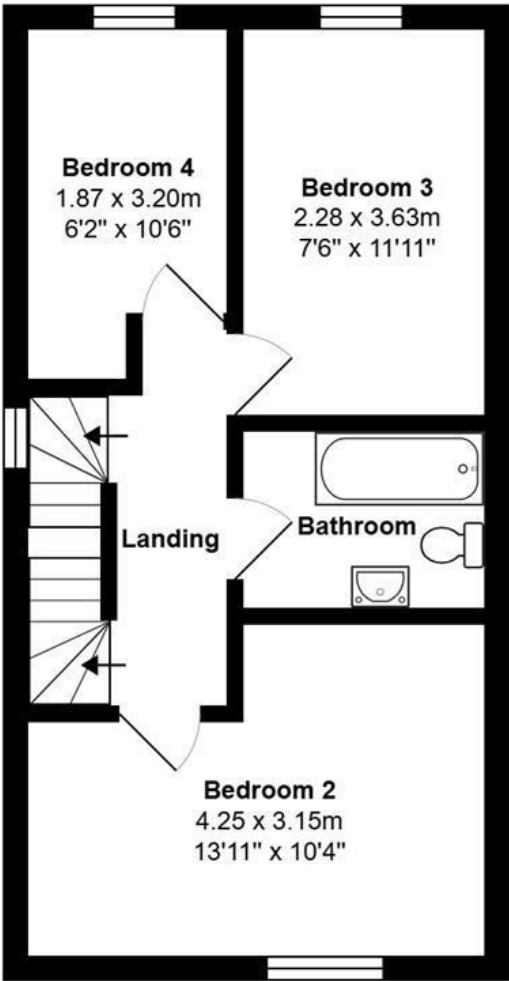




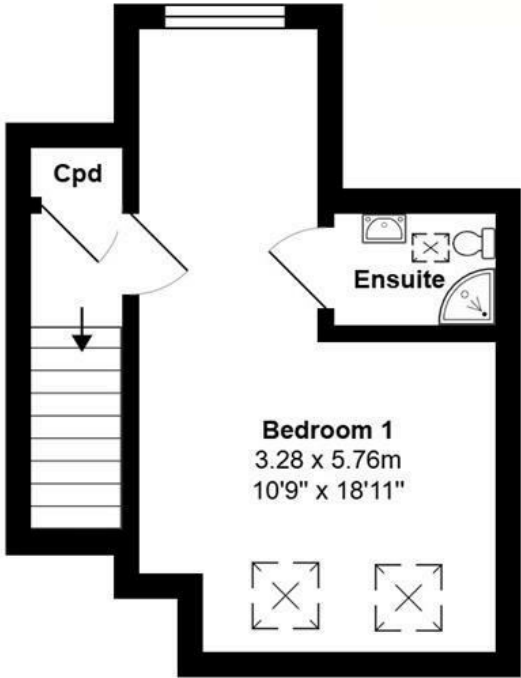
Floorplan



Ground Floor



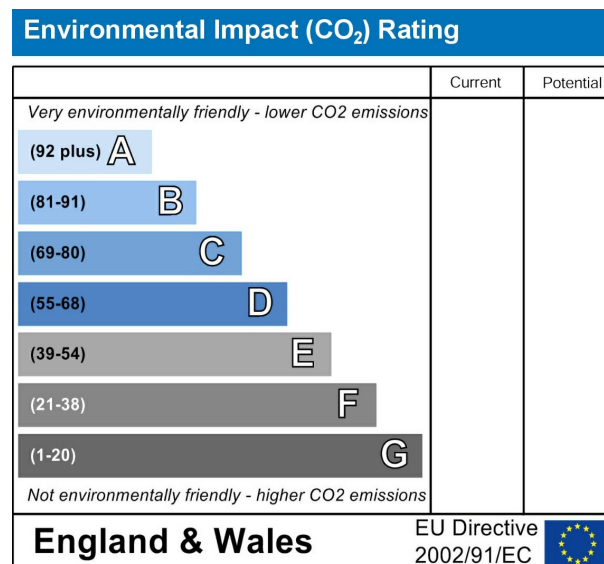
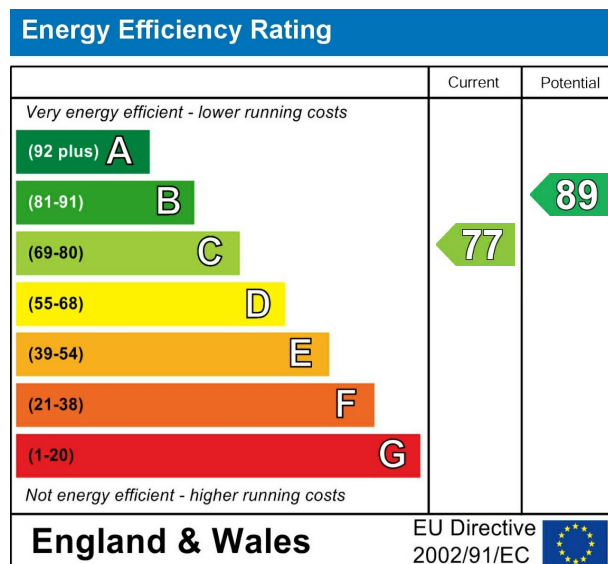
First Floor



Second Floor



EPC



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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