





Accommodation

An immaculately presented five double bedroom semi-detached family home, located in a highly sought-after residential area, within walking distance of Ripon city centre. The house has been substantially extended and it is almost unrecognisable from the original layout, now revealing extremely spacious accommodation, extending to approximately 2000 square foot in total.

The property has been completely transformed by the current owners, a two storey side extension now offering a stylish kitchen, utility room, integral garage and a lovely main bedroom, whilst the converted loft also provides two further bedrooms.

The property also has the outside space to match, with driveway parking for numerous vehicles and a lovely enclosed rear garden, which proves a suntrap.

The property is conveniently located within walking distance of Ripon city centre, with all the shops, restaurants, and amenities that it has to offer. The house sits on an attractive tree lined street, whilst there are also lovely countryside walks available within seconds from the door. Kirkby Road is located on the Western edge of the city, less than a mile from the city centre, with both the highly regarded Ripon Grammar School and Outwood Academy just a short walk away.

On entering the property, a front porch gives access to the welcoming entrance hall, with a cloakroom/WC and stairs rising to the first floor. There is a spacious living room, with a feature fireplace and bi-fold doors leading to the rear garden. Spacious and airy, the kitchen is fitted with a range of modern units, appliances and underfloor heating, whilst enjoying a lovely outlook over the garden. With a large bay window giving an airy feel throughout, the dining/family room has ample space for a large dining table. A utility room completes the downstairs layout, with internal access to the garage and a door leading to the garden. To the first floor, there is a spacious landing with stairs rising to the second floor. The main bedroom is generous in size, with a modern ensuite shower room and fitted wardrobes, whilst there are two further well-proportioned double bedrooms and the house bathroom. The bathroom is part tiled and fitted with a white suite, including a bath and separate shower cubicle, as well as a handy storage cupboard. On the second floor there is a further landing with fitted storage, as well as two further double bedrooms, with skylights and access to eaves storage. The property also benefits from double glazing throughout, gas central heating and solar panels, which all make for energy efficient home.

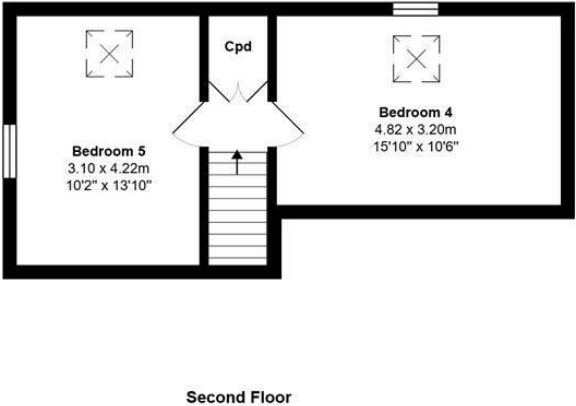
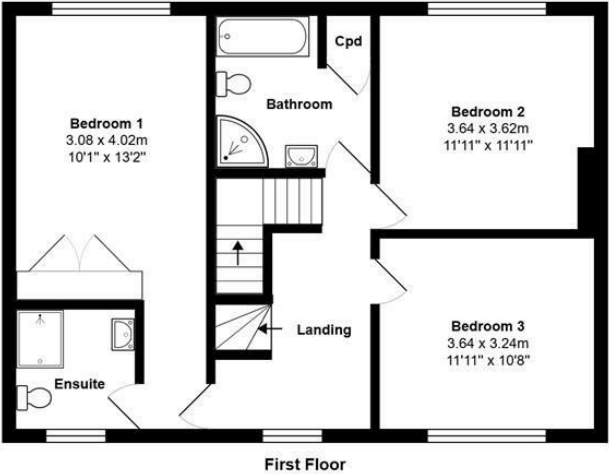
Externally, there is a gravelled driveway to the front of the property, providing parking for multiple vehicles and giving access to the garage. The south facing rear garden is a real delight and fully enclosed, offering a good degree of privacy and ideal for purchasers with pets and children. Mostly laid to lawn with stocked borders, there is a raised patio seating area providing a fantastic space for outdoor living and entertaining.

Truly turn-key, this lovely home is ready to move into and sure to appeal to a variety of purchasers and an early viewing is advised.





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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