





Accommodation

This immaculately presented traditional three-bedroom detached family home, revealing a spacious and stylishly presented interior. The property boasts a lovely, landscaped garden, a double garage and driveway parking for multiple vehicles. The house has been fully renovated in recent years, completely transforming the accommodation and creating a lovely inviting interior, which feels light and airy throughout.

The property is ideally placed for access to Ripon's secondary schools, including the highly regarded Ripon Grammar School just seconds away. Ripon centre is also just a short walk away, with an array of amenities available, whilst there is even a general store available close by, for day-to-day essentials and more. Ripon itself is located a short drive from A61 and the A1, making it ideal for commuters.

On entering the property, there is a welcoming entrance hall with stairs rising to the first floor and understairs storage. The living room is a good size, with an open fireplace, built in alcove storage, window seat and a large bay window, giving lots of natural light. Generous in size, the kitchen/diner/family room is fitted with a range of modern units and some appliances, whilst patio doors give access to the garden. The dining area has ample space for a large dining table and there is potential to add an additional fire/stove, with a fireplace already in place. From the kitchen/diner, there is a utility room/pantry, with a WC and a door leading to the driveway. Rising to the first floor, there is a spacious landing with loft access. The main bedroom is a generous size, with a large bay window and feature fireplace. There are two further bedrooms, one being another good-sized double bedroom. The house bathroom is part tiled and fitted with a modern white suite, including a bath and separate shower cubicle, fitted with a rainfall shower. The property also benefits from gas central heating and double glazing throughout.

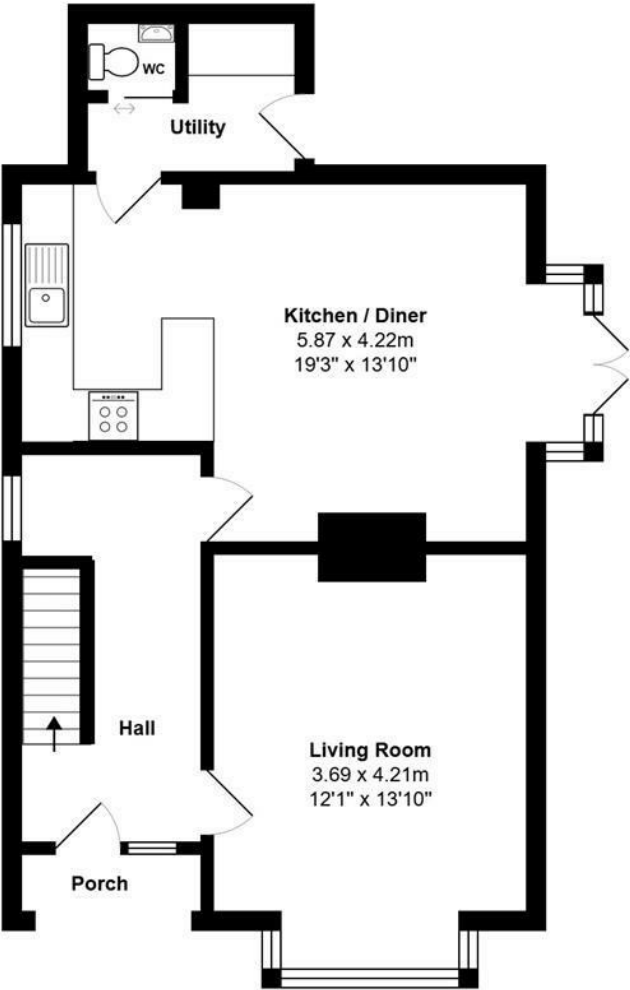
Externally, the property benefits from well-kept gardens to the front and side of the house. There is a paved pathway leaving to the front door and stocked flowerbeds. The garden is fully enclosed with fenced and hedge borders, offering a good degree of privacy. Mostly laid to lawn, there is also a gravelled and paved area, providing a great spot for outdoor seating. There is a large driveway and generous garage, with up and over door, providing parking for multiple vehicles.

Properties of this calibre and quality are rare to market at this price point in such a sought-after location, and an early viewing is advised on this highly desirable home.

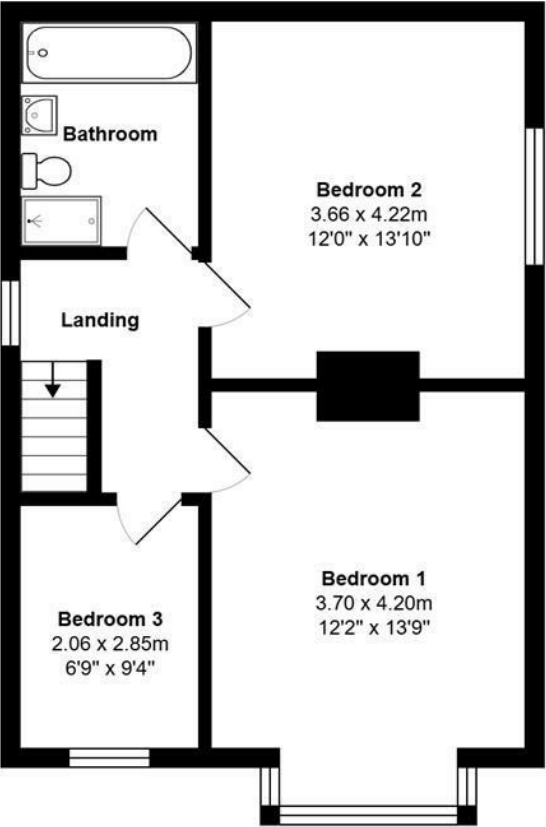




Floorplan



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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