





## Accommodation

A stylishly presented and substantially extended four bedroom detached property, located in a sought-after residential area of Ripon to the southern edge of the city and offering versatile accommodation arranged over two floors. With fully enclosed wrap around gardens, the property benefits from a high degree of privacy and is sure to appeal to a variety of purchasers.

Located in a popular area, the property is situated close to schools and amenities, whilst also being near to open countryside. The bypass is available close by, whilst the house is also situated on the 36 bus route, giving ease of access to Harrogate and Leeds. Shops and amenities are also readily available, including a supermarket just seconds away.

On entering the property, there is an entrance hall, leading to the spacious double aspect living room. Currently utilised as a home gym, the living room is a versatile space with fitted alcove storage. From the living room, there is a spacious utility/cloakroom, with stairs rising to the first floor and a downstairs shower room. The kitchen/diner/family room is a generous size with bi-fold doors opening onto the garden, underfloor heating and a large decked area, great for entertaining. The kitchen is fitted with a range of stylish units, some integrated appliances, modern overhead lighting and a breakfast bar/island creating a great space for indoor dining. A true hub of the home, the family room has ample space for a large dining table and lounge area, with large skylights filling the room with natural light. There are two well-proportioned double bedrooms, one currently utilised as a walk-in wardrobe/dressing room. Upstairs, there is a landing, two further double bedrooms with skylights and the house bathroom. The bathroom is part tiled and fitted with a white suite, including a bath with handheld shower and heated towel rail. The property also benefits from double glazing throughout and gas central heating.

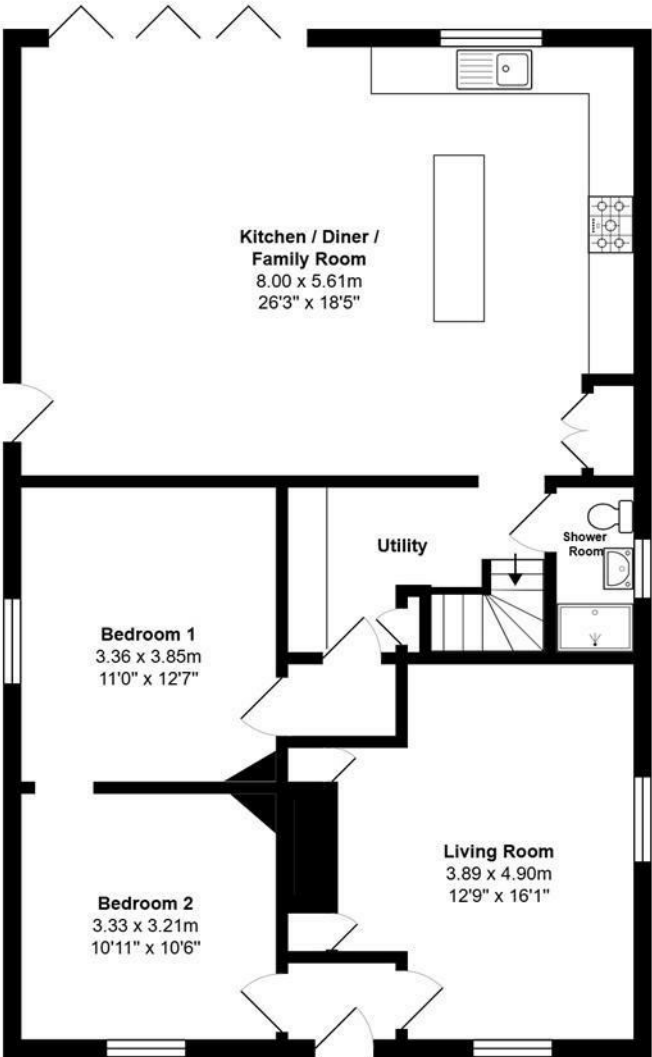
Externally, the property benefits from a private driveway with gated access, parking for multiple vehicles and a large private garden which wraps around the property, providing great outdoor space for entertaining and family living. There is a large decked area to the rear of the property with outdoor lighting. To the front of the property, the garden is mostly paved and gravelled for ease of maintenance, with stocked flowerbeds and mature foliage. There is a raised pergola providing an idyllic seating area and patio areas providing further seating.

On a generous plot with a modern and stylish finish, homes of this calibre are rare to market, an early viewing is advised on this highly desirable family home.

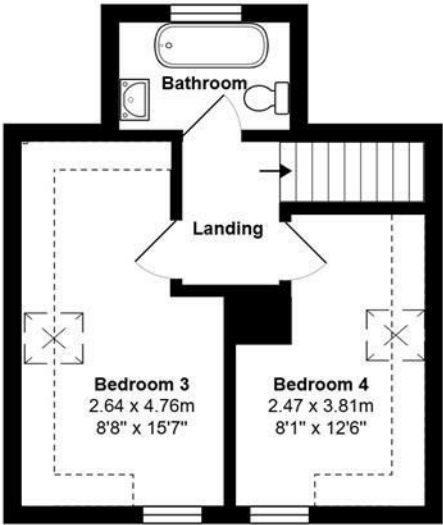




Floorplan



Ground Floor



First Floor



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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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