Davis Lund

Doublegates Avenue
Ripon
North Yorkshire
HG4 2TP

Guide Price £340,000

Accommodation

A recently constructed four bedroom semi-detached family home, located on the highly sought after Bishop's Glade development, situated on the edge of open countryside and with lovely walks on the doorstep.

The property reveals a spacious layout, with accommodation arranged over three floors, feeling light and airy throughout. There is driveway parking, whilst the property also offers a lovely enclosed rear garden and woodland views. The house has a quality finish, whilst upgrades have been made, including fitted wardrobes and made to measure blinds.

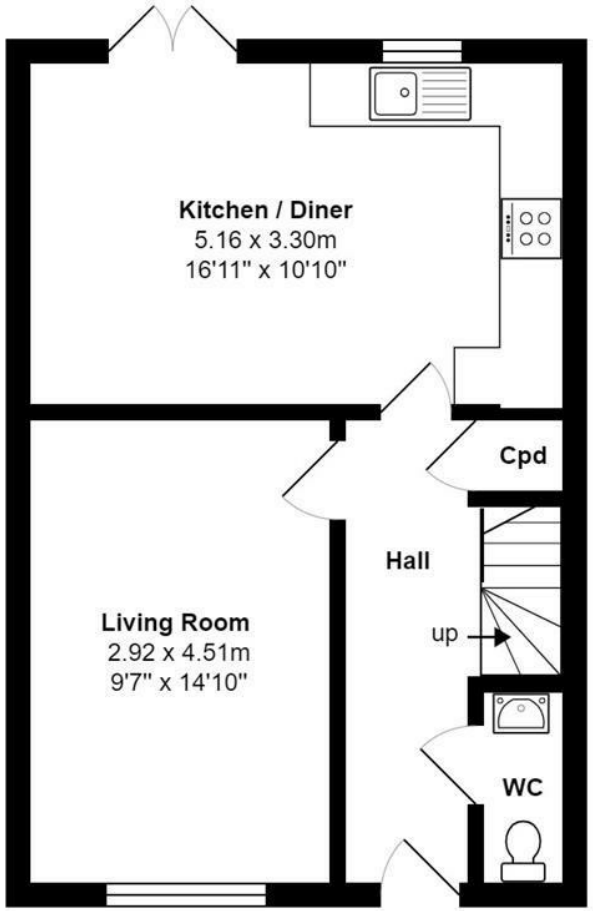
On the ground floor there is the entrance hall, with stairs rising to the first floor, under stairs storage and a cloakroom/WC. There is the living room and open plan kitchen/diner, with double doors leading to the rear garden. The kitchen is fitted to a high standard, with feature lighting, integrated appliances and quality work surfaces. To the first floor there is a landing with storage cupboard and further staircase leading to the top floor, three bedrooms (two good size doubles with fitted wardrobes) and the stylish fully tiled house bathroom, fitted with a white suite, heated towel rail and inset mirror. On the top floor there is a further landing with storage, main bedroom which is flooded with light through two skylights with black out blinds, whilst also offering a range of fitted wardrobes and a modern fully tiled ensuite shower room, again with a heated towel rail and inset mirror.

Stepping outside, there is block paved driveway parking for two cars, whilst a pathway and gate give access to the enclosed rear garden. The lovely split level rear garden has been fully landscaped, the lower section offering a patio entertainment area, whilst the upper area is laid to lawn, with a sunken trampoline.

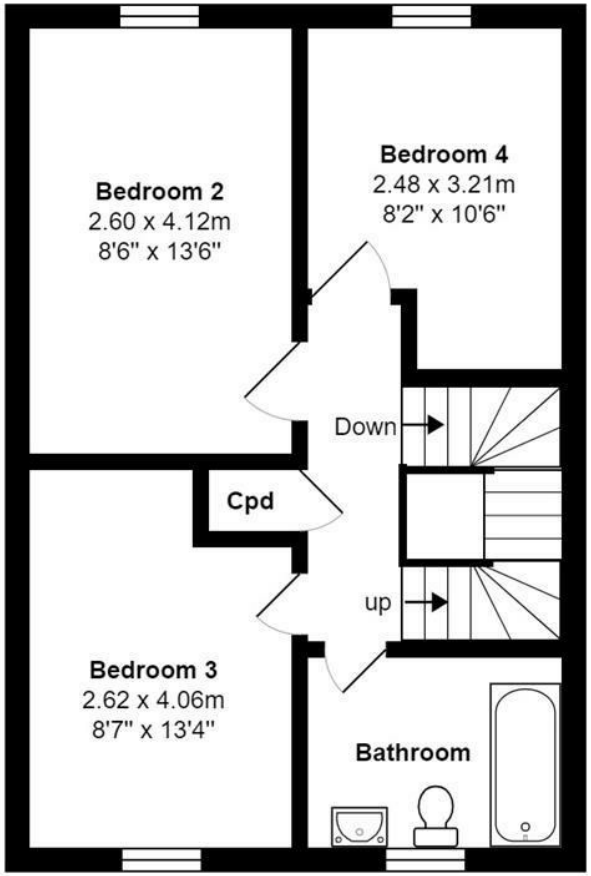
The Bishop's Glade development is located on the Western edge of the city, approximately one mile from the city centre, with both the highly regarded Ripon Grammar School and Outwood Academy just a short walk away. The property is also ideally placed for country walks, including fields and the riverside walks available within seconds, ideal for dog owners.

The property is sold with the balance of the new build warranty in place and an early viewing is advised on this beautifully presented energy efficient home, which is also offered for sale with no onward chain.

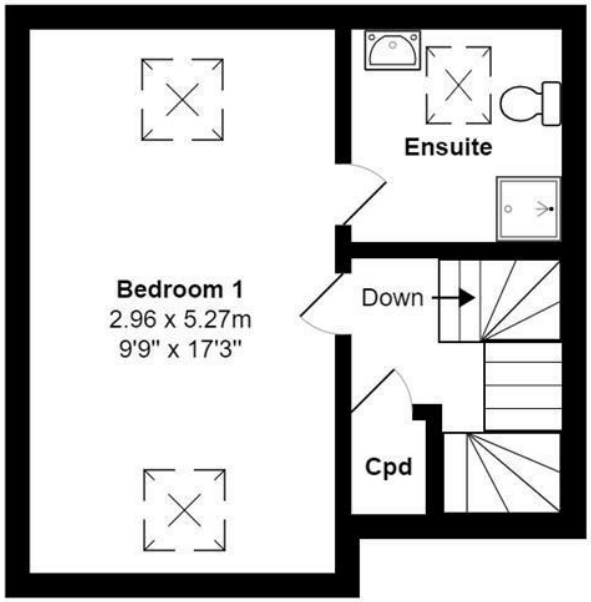
Floorplan



Ground Floor

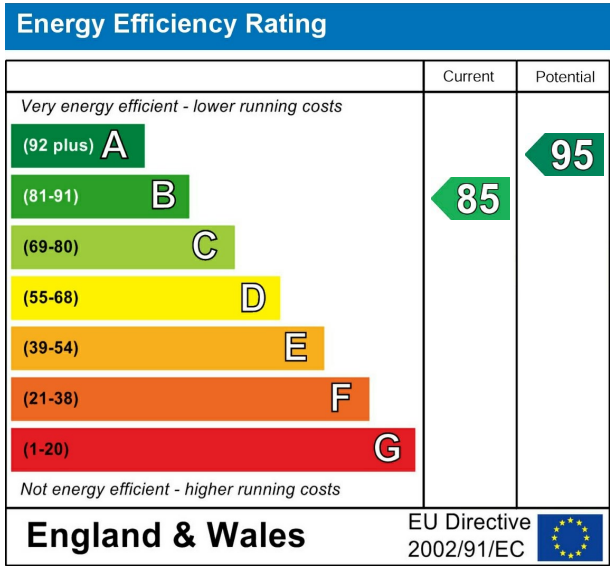


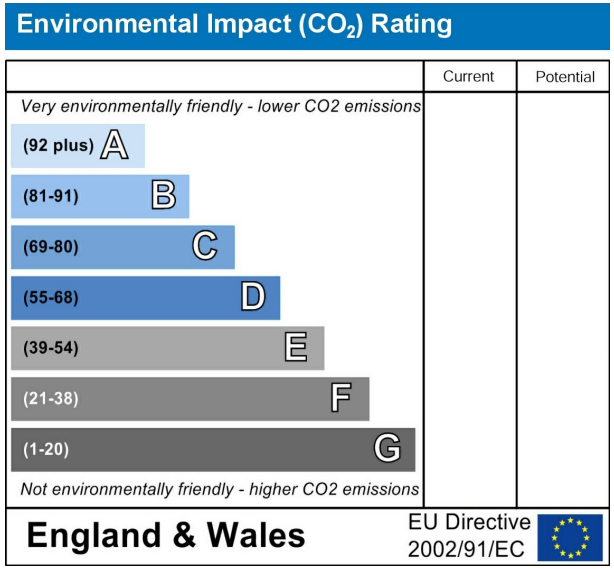
First Floor



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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