





Accommodation

A smartly presented and extended four bedroom semi-detached property, situated in a quiet cul-de-sac on the north side of Ripon. Recently decorated by its current owners, the home presents a fresh and modern interior, with flexible accommodation arranged over three floors. A rear extension has added further flexibility to the accommodation, whilst an additional bedroom has been added, with a skilful loft conversion. An internal viewing is essential to appreciate this simply lovely property, which is sold with no onward chain.

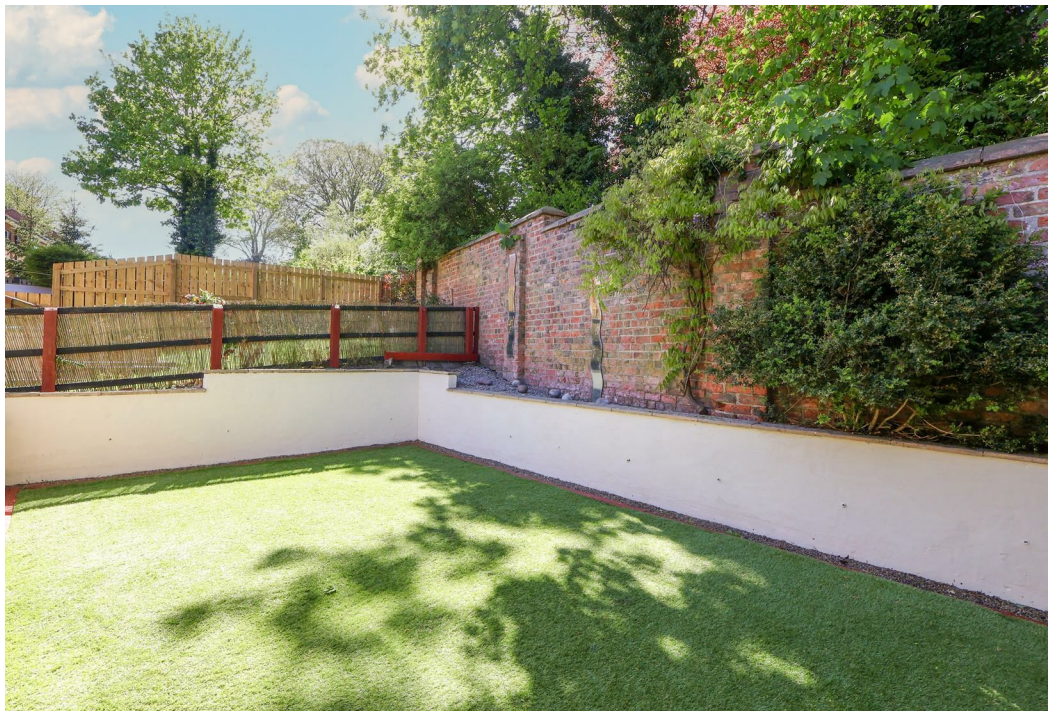
Situated just a short walk from the city centre, an array of amenities are available close by, including two supermarkets, primary schools, pubs and restaurants within a few minute's walk. Easy access is also available onto the Ripon bypass and beyond, making it also ideal for commuters.

On entering the property, there is an entrance hall with WC, stairs rising to the first floor and a cupboard providing handy storage. The living room is a fantastic size, with rear garden access and double doors opening into the conservatory, which provides a versatile space for dining or a further living area. With a tiled floor, the kitchen is fitted with a range of modern units and some appliances, whilst a breakfast bar is incorporated providing a great informal dining space. Upstairs, there is a spacious landing with fitted storage and stairs rising to the second floor. The first floor boasts three well-proportioned and neutrally decorated bedrooms, plus the family bathroom, which is part tiled and fitted with a modern white suite, including a bath with shower over. The loft has been converted, now offering a generous main bedroom with expansive eaves storage and two skylights giving an airy feel. The property also benefits from gas central heating and double glazing throughout.

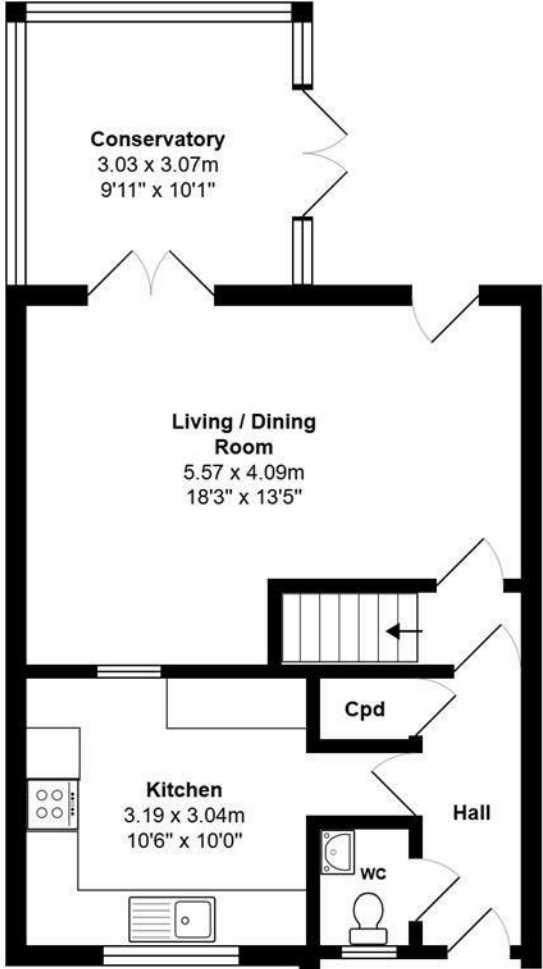
Externally, the front of the property offers a tarmac driveway with gated access, providing parking for up to two vehicles. There is an open porch to the front of the property, along with a low maintenance gravelled area. To the rear, the house boasts a fully enclosed rear garden, offering a high degree of privacy, ideal for those with pets or children. The garden is mostly laid with artificial grass, designed with low maintenance in mind. There is also a delightful gravelled seating area, providing a fantastic space for outdoor dining and entertaining.

Properties of this size are rare to market at this price point, and an early viewing is advised on this lovely family home, which is sure to appeal to a variety of purchasers.

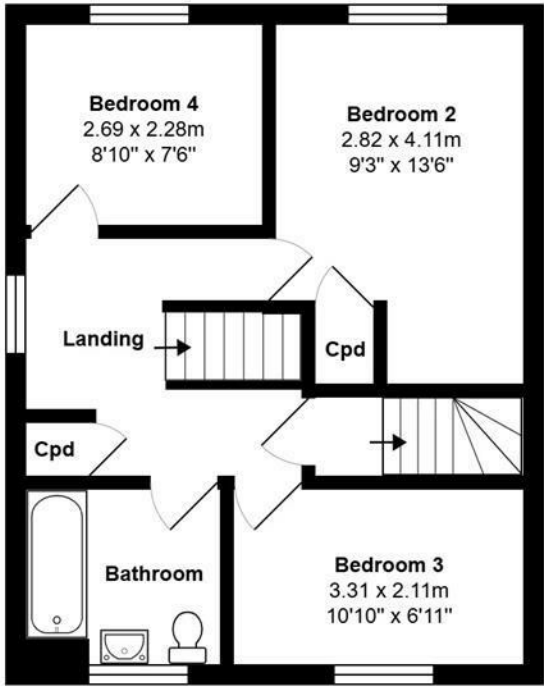




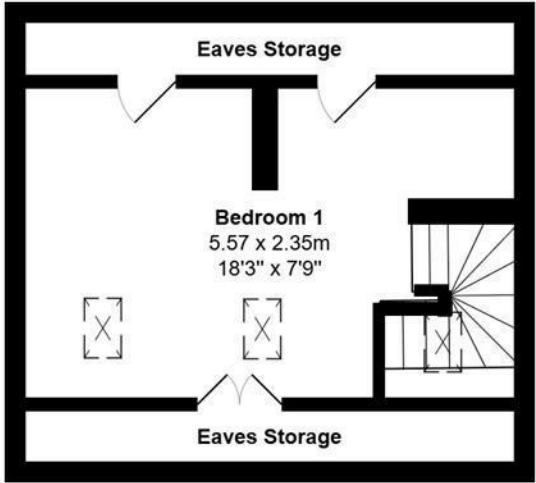
Floorplan



Ground Floor



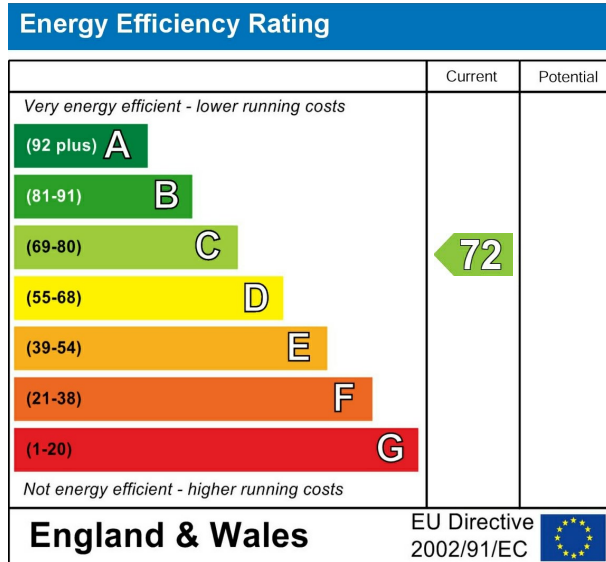
First Floor



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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