

**D**avis  
**L**und

Whitcliffe Lane  
Ripon  
North Yorkshire  
HG4 2LD

Guide Price £435,000





## **Accommodation**

An immaculately presented three bedroom detached property, situated in a highly sought after residential area on the south side of Ripon. Extended to the rear, the house now offers a stylish kitchen/diner/family room, a lovely family friendly space, with bi-fold doors opening onto the rear garden. Set back from the road, the property benefits from beautifully landscaped front and rear gardens, along with extensive driveway parking and a single garage, so is sure to appeal to a variety of purchasers.

The house is situated within walking distance of the city centre, whilst also having Ripon's secondary schools close by, including the highly regarded Ripon Grammar School. The property is also very close to open countryside, with lovely walks available nearby, ideal for dog owners.

On entering the property, there is a spacious entrance hall with stairs rising to the first floor. With a large window overlooking the lovely front garden, the living room is a great size, with a fireplace and cosy gas fire. From the living room, the hall flows into the expansive kitchen/diner/family room, with skylights giving an airy feel, bifold doors allowing rear garden access, understairs storage, along with ample space for a dining table and seating area. The kitchen is stylishly fitted with a range of modern units and integrated appliances, including an induction hob, dishwasher and double oven. An island/breakfast bar is incorporated, perfect for informal dining. From the kitchen, a separate utility room and cloakroom/WC adds to the convenience, whilst a door also offers internal garage access. The garage has been part converted, now offering a modern study onlooking the rear garden, ideal for those who work from home, whilst there is still plentiful space for storage. Rising to the first floor, there is a landing with loft access, two well-proportioned and neutrally decorated double bedrooms, a further single bedroom with storage cupboard, plus the family bathroom. The bathroom is part-tiled and complete with a white suite, including a bath, separate shower enclosure, vanity sink and heated towel rail.

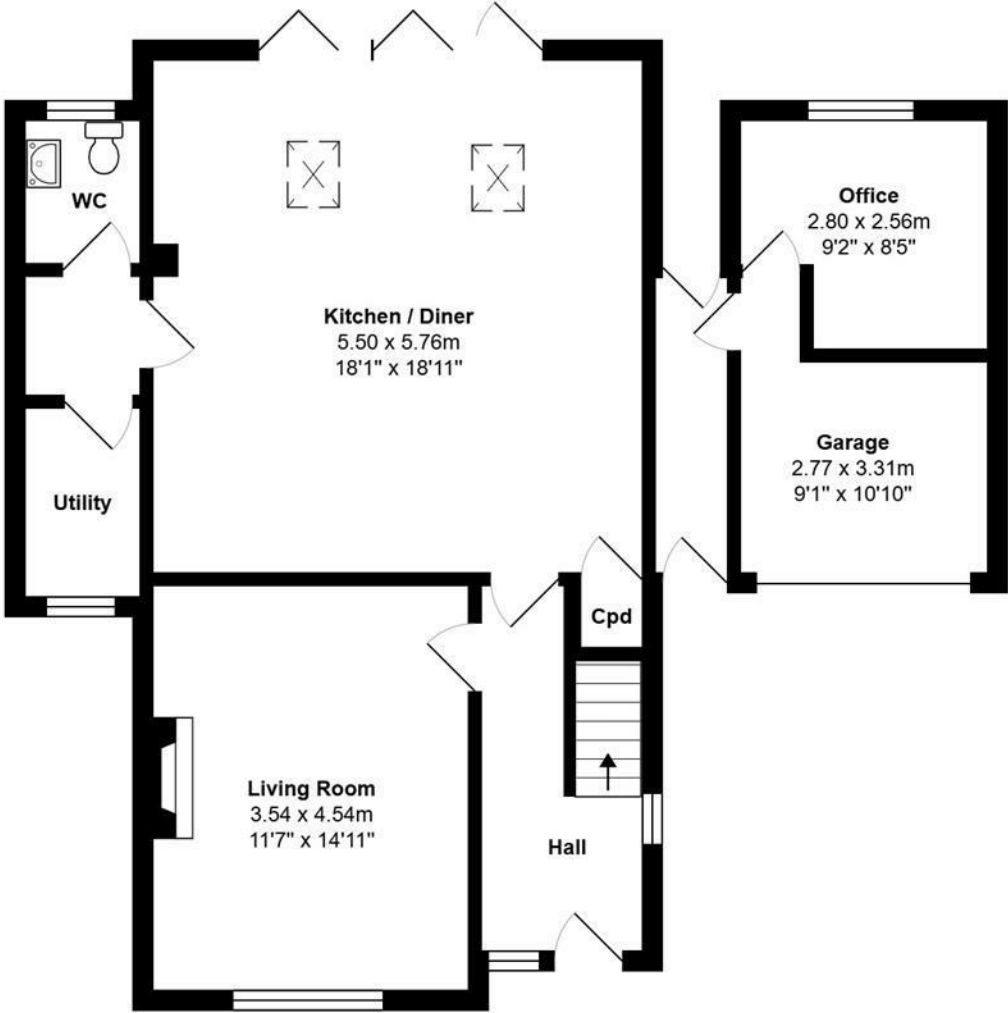
Externally, the property benefits from lovely, landscaped gardens to the front and rear, along with driveway parking for multiple vehicles and single garage. To the front of the property, the garden is mostly laid to lawn, with mature and stocked flowerbeds, whilst a pathway leads to the front door. The rear garden is a real delight, with hedge borders offering a high degree of privacy. Mostly laid to lawn with stocked flowerbeds and a patio entertainment area, the garden presents a great space for entertaining and family living, whilst also being ideal for purchasers with pets. A timber-built summer house provides a further seating area, but is sure to suit a variety of uses.

Beautifully finished throughout, homes of this quality are rare to market and an early viewing is advised on this modern and stylish family home.

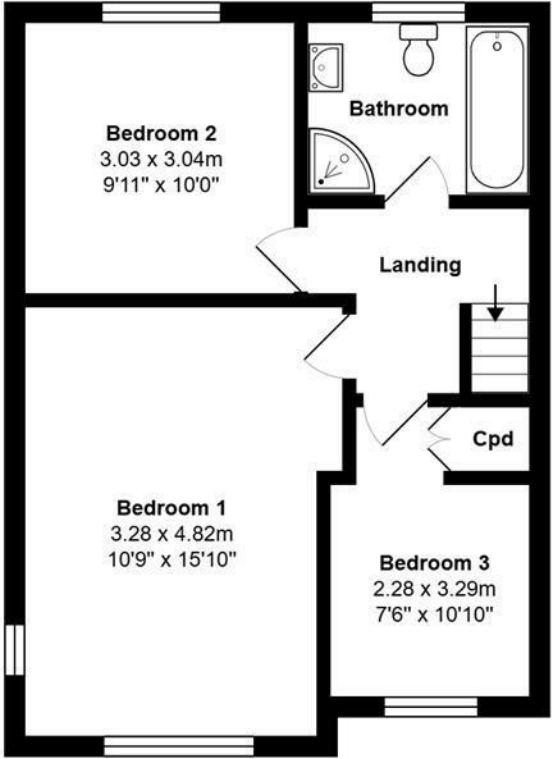




Floorplan



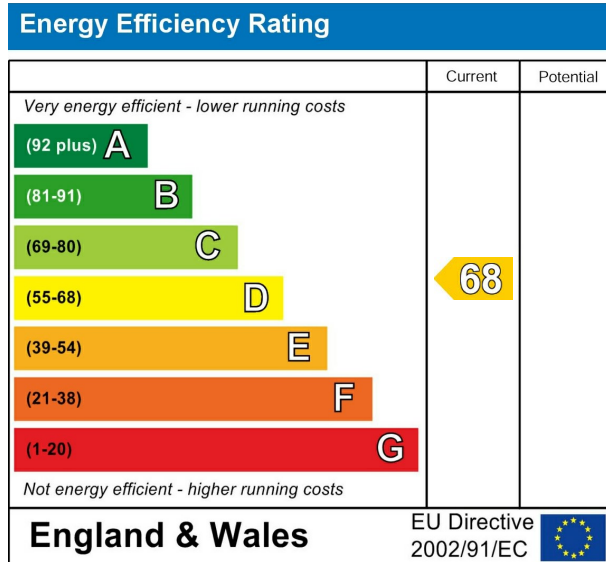
Ground Floor



First Floor



EPC



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

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