





## Accommodation

A spacious three bedroom semi-detached property, offering a lovely cul-de-sac position, backing onto open countryside and enjoying delightful views. Offered to the market with no onward chain, the property is sure to appeal to a variety of purchasers and offers endless potential.

The property has been well loved by its current owner, now requiring updating in some areas. This presents an exciting opportunity for the new owner(s) to tailor the accommodation to their personal tastes. The house sits on a good sized plot, with driveway parking, a garage (also requiring attention) and lovely gardens. The generous plot no doubt offers opportunities to extend, as neighbouring properties have done, subject to necessary consents of course.

Stepping inside, access is available into the entrance porch/boot room, store/utility and a further larger work room. A door leads out to the rear garden, whilst a further door gives access into the entrance hall, with stairs rising to the first floor and understairs storage. The lounge/diner is a generous size with a gas fire and a double aspect, flooding the room with natural light. The kitchen completes the ground floor layout, fitted with a range of units and some appliances (including a double oven and ceramic hob), whilst overlooking the lovely gardens. To the first floor there is a landing with loft access hatch, main bedroom with fitted wardrobes, two further well-proportioned bedrooms and the house bathroom, fully tiled and offering a white suite, including a large walk-in shower and stainless-steel heated towel rail.

Externally there is driveway parking for several vehicles and a good size garage to the front of the house, with fenced borders and mature foliage. Mostly laid to lawn, the rear garden is a great size, fully enclosed, and enjoying scenic views of the fields beyond. Stocked flowerbeds are filled with colourful florals, creating an idyllic space for outdoor living and family life.

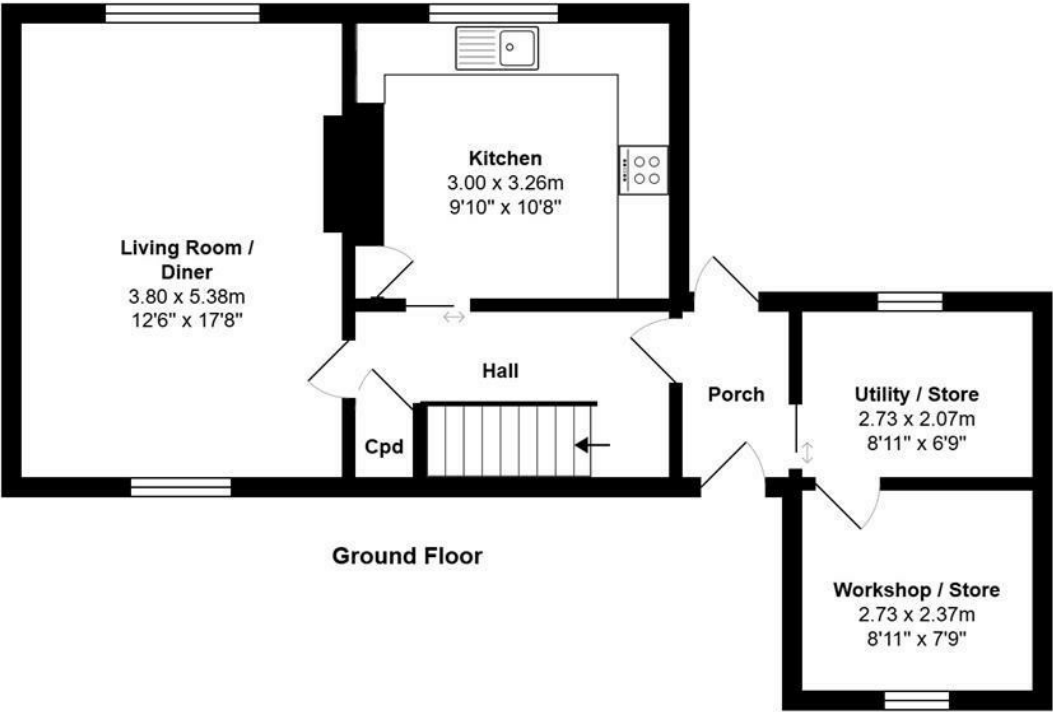
The property offers a handy location, benefitting from a village feel, whilst also only being minutes from Ripon and also offering ease of access to shops, amenities and the bypass. The property is also ideally placed for those with dogs or an active lifestyle, offering lovely canal side walks close by.

Village properties in this price bracket are rare to market and an early viewing is advised on this spacious and charming home, which offers a rare renovation project in such a sought after village.

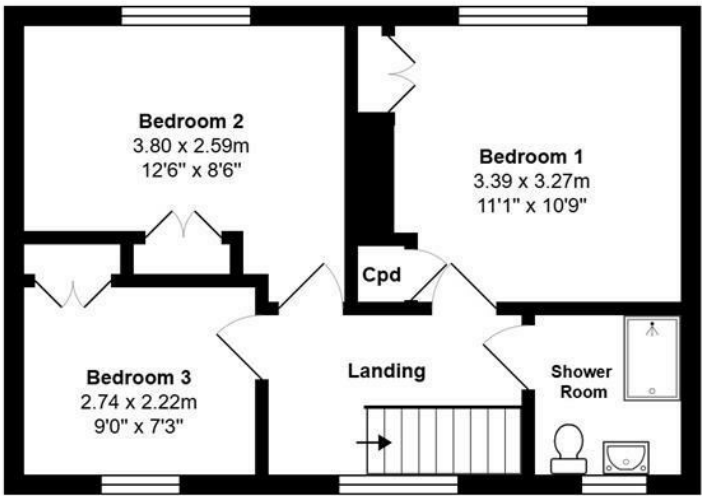




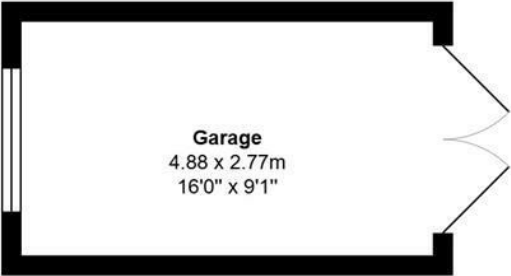
Floorplan



Ground Floor



First Floor



Garage





## EPC

| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (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>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                     |
|-----------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                     |
| (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>                                                 |                            |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive<br>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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