





Accommodation

A neatly presented four bedroom detached property, occupying a fantastic position towards the end of a quiet cul-de-sac, revealing spacious accommodation and lovely, landscaped gardens. Offered to the market with no onward chain, the property is sure to appeal to a variety of purchasers.

The house is conveniently located close to the city centre and Ripon's array of amenities. Ripon's secondary schools are also close by, including the renowned Ripon Grammar School, whilst the leisure centre is just a short walk away, housing Ripon's swimming baths. There is a supermarket nearby, whilst the property is located close to the 36 bus route, with a regular service to Harrogate and Leeds.

On entering the property through the main entrance door, a porch leads to an entrance hall with stairs rising to the first floor and the downstairs shower room, which is fitted with a white suite, including a large walk-in shower. The open plan lounge/diner is a generous size, enjoying a double aspect, with sliding doors allowing rear garden access and handy understairs storage. The kitchen is fitted with a range of modern units and appliances, whilst enjoying a lovely outlook over the garden. A breakfast bar is also incorporated, perfect for informal dining, whilst a door also leads to the driveway. Rising to the first floor, there is a spacious landing with loft access, large main bedroom with fitted wardrobes and two windows giving an airy feel, three further double bedrooms with fitted wardrobes and the part tiled family bathroom, which is fitted with a white suite, including a bath with shower over. The property is double glazed, whilst it also benefits from gas central heating.

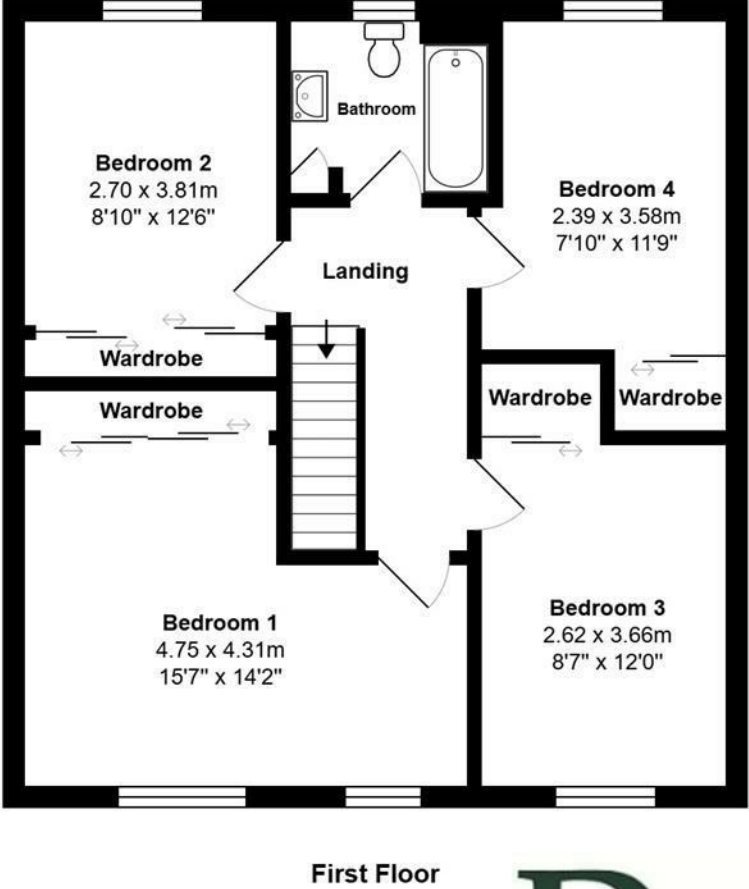
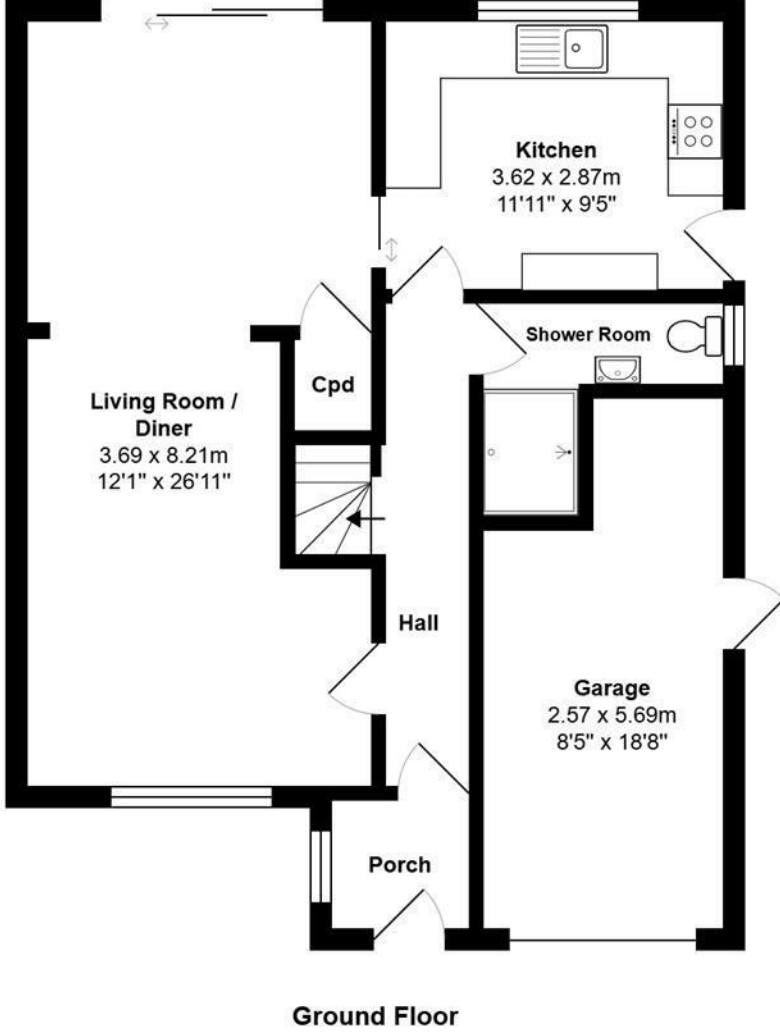
Externally there is a tarmac driveway to the front of the property, providing parking and access to the single garage, with an up and over door, plus further side access door. Designed with low maintenance in mind, the front garden is mostly paved with walled boundaries, with gated access from both sides of the property leading to the rear garden. To the rear, the garden is fully enclosed, offering a good degree of privacy and great for those with children or pets. Partially laid to lawn with a large patio entertainment area, the garden provides an idyllic space for family life and entertaining.

Beautifully presented with spacious living accommodation, homes of this quality are rare to market, especially in such a sought-after and handy residential area, so an early viewing is advised.







Floorplan





EPC

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

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

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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller’s behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

