

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

Moorside Avenue  
Ripon  
North Yorkshire  
HG4 1TA  
Guide Price £325,000





## **Accommodation**

Situated on the popular south side of the city, this well presented semi-detached house reveals a spacious interior and a fantastic size rear garden, sure to suit a variety of purchasers.

The property has been much loved and well maintained, whilst also being extended to the rear, with the addition of a conservatory. There is undoubtedly further scope to extend, as a number of neighbouring properties have done, subject to necessary consents of course.

The house is located in a sought-after residential area, with amenities close by, including a supermarket just seconds away. The property is also situated close to the Ripon Leisure centre, which now houses the new swimming baths. The Ripon bypass is also available within seconds and the property is also on the 36 bus route, making the house ideally placed for commuters as well.

On the ground floor the main entrance door leads into an entrance porch and hallway beyond, with stairs rising to the first floor and understairs storage. There is a good size living room to the front of the house and an open plan kitchen/diner to the rear, fitted with an extensive range of modern units. Double doors lead into the conservatory, which offers access to both the driveway and rear garden. To the first floor there is a landing with loft access, main bedroom fitted with a range of wardrobes, second good size double room, a further single bedroom and the fully tiled house bathroom, fitted with a white suite, including both a bath and separate shower cubicle. The property features gas central heating and it is double glazed, whilst solar panels are also fitted.

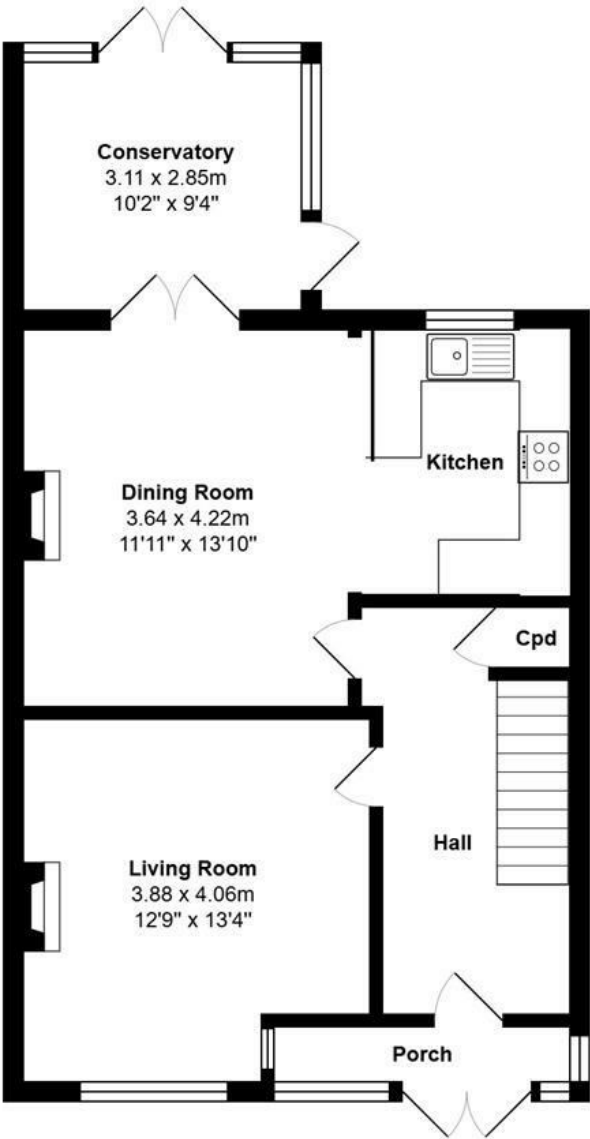
Externally there is a low maintenance garden and driveway parking to the front of the house, whilst a resin driveway continues to the side, leading to the garage, but access is currently fenced off and the garage is just utilised for storage. The rear garden is fantastic size, offering a patio seating area leading off the conservatory and then extensive lawned gardens beyond, offering endless opportunities and ideal for purchasers who enjoy gardening or growing vegetables.

Sure to be of interest to a range of purchasers, not least young families, an early viewing is advised on this sought after property.

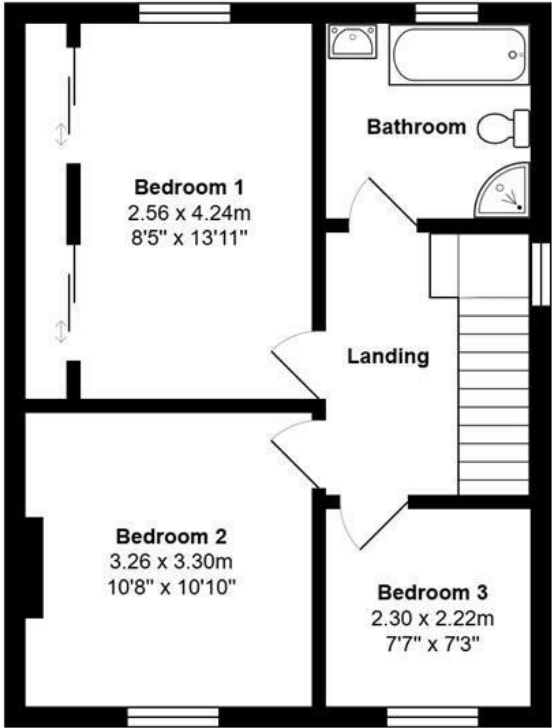




**Floorplan**



**Ground Floor**

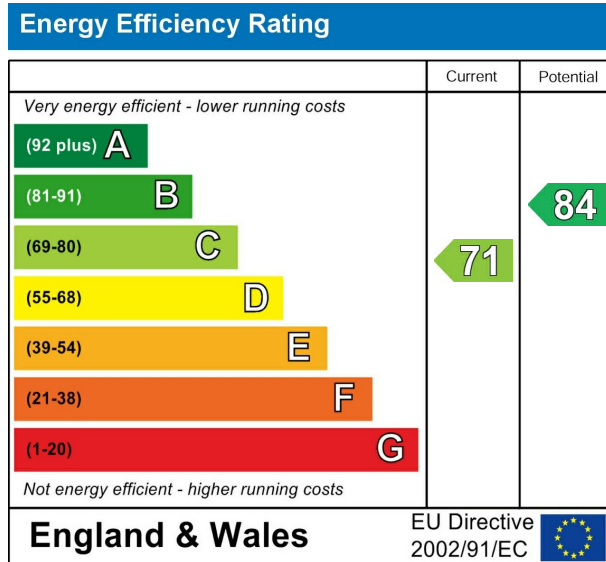


**First Floor**

**Garage**



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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