Davis Lund

Sycamore Road
Ripon
North Yorkshire
HG4 2LR

Guide Price £265,000











Accommodation

A spacious three-bedroom semi-detached house, revealing flexible accommodation and an immaculately presented interior arranged over three floors, whilst also being situated in a sought-after residential area on the south side of the city.

The house has undergone a loft a conversion, creating a further light and airy double bedroom, whilst a full renovation was carried out in recent years. The property sits on a good size plot, no doubt offering further extension potential, subject to necessary consents. The house is sure to appeal to a variety of purchasers, not least families and those looking to move to a quiet area.

The house occupies a handy location, with ease of access to shops, schools and amenities. The property is also ideal for walkers, with lovely riverside and countryside walks close by, whilst also being situated close to the 36 bus route.

On the ground floor, there is an entrance hall with stairs rising to the first floor. The living room is a good size, with a fireplace and electric fire, generous understairs storage and a large window flooding the room with natural light. Spacious in size, the kitchen/diner enjoys a lovely outlook over the rear garden and is fitted with a range of modern units and appliances, whilst there is also space for a large dining table. A door also gives rear garden access. Stairs rise to the first floor, where there is an airy landing, two well-proportioned double bedrooms, one with fitted storage, and the part tiled family bathroom, which is fitted with a white suite including a bath with shower and glazed screen over. The second floor boasts a spacious main bedroom, with a versatile dressing area (currently utilised as a home office), skylights and generous eaves storage.

Externally, there is a tarmac driveway with gated access, providing parking for multiple vehicles and access to the single garage. The rear garden is a good size, with fenced and hedge borders, offering a great degree of privacy. The garden is part laid to lawn, with a patio entertainment area, ideal for entertaining and family life.

Immaculately presented and competitively priced in comparison to new build properties currently under construction close by, an early viewing is advised to avoid disappointment on this lovely home.









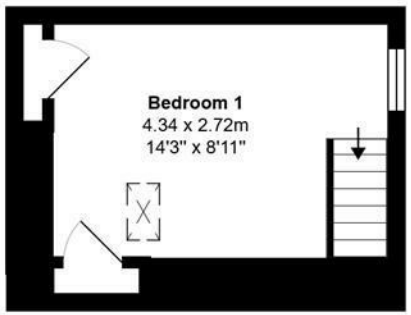




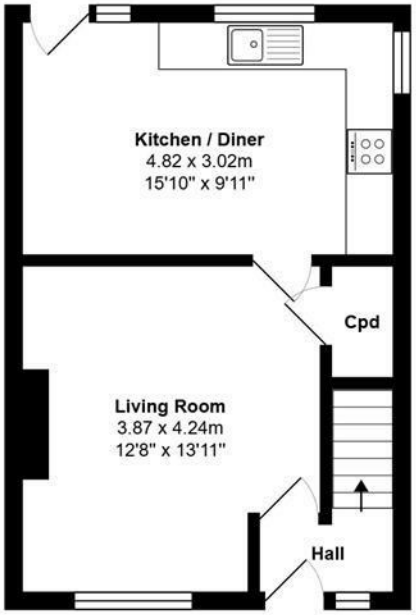




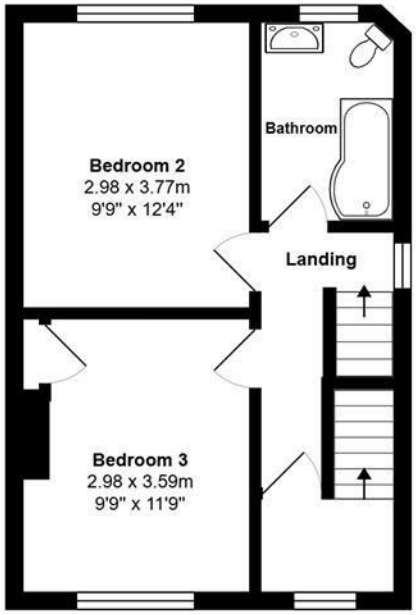
Floorplan



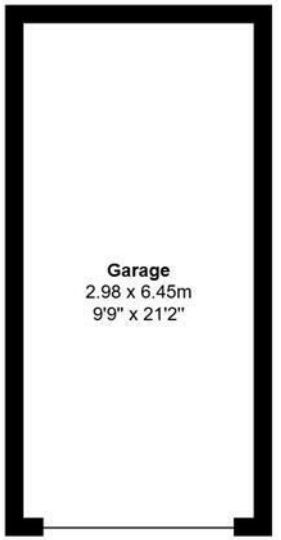
Second Floor



Ground Floor



First Floor



Garage

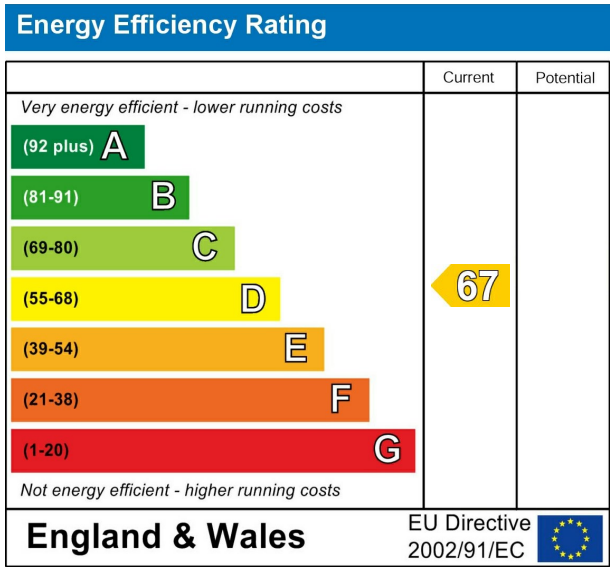


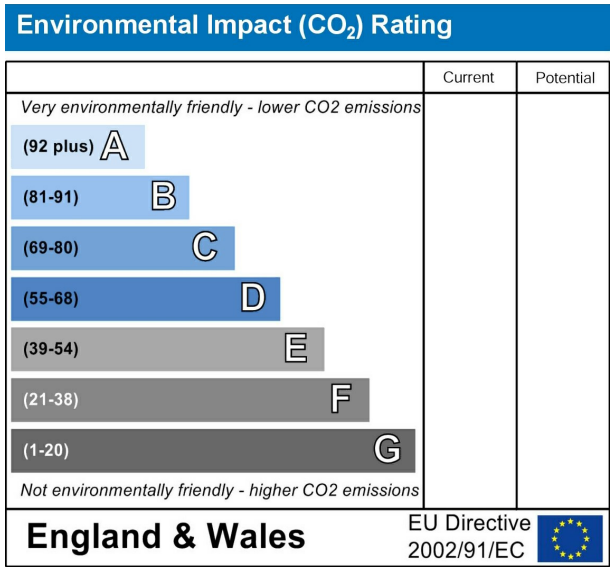






EPC





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.

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