Davis Lund

Quarry Road
Ripon
North Yorkshire
HG4 2NN

Offers Over £400,000

Accommodation

A deceptively spacious four bedroom detached property, situated on a generous plot in a sought-after residential area to the south side of Ripon. The property reveals a very flexible and versatile three/four bedroom layout, with bedrooms to both floors and being sure to appeal to a variety of purchasers, whilst it is also offered to the market with no onward chain.

The property has been much loved and well maintained, whilst it now offers the scope for the new purchasers(s) to update the property to their personal taste in areas. Some works have been completed, the entire roof was replaced in the spring, and comes with a 10 year guarantee. Due to the substantial plot, the property no doubt offers extension and development potential, all subject to necessary consents, whilst it is also ideal for purchasers looking to incorporate a relative.

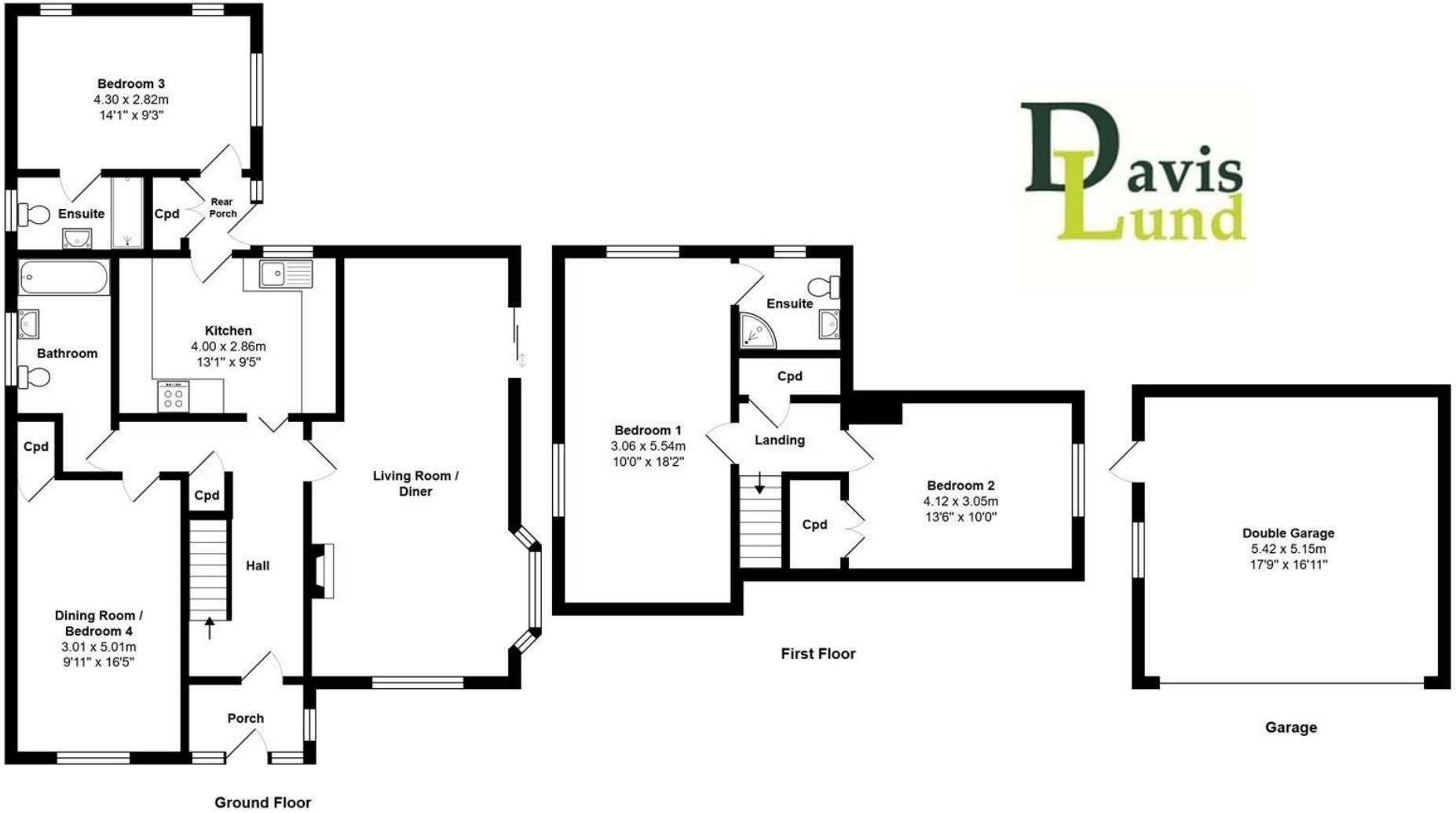
Located in a highly desirable residential area on the south side of the city, the property is situated close to schools and amenities, whilst also being seconds from open countryside. The bypass is available close by, whilst the house is also situated close to the 36 bus route, giving ease of access to Harrogate and Leeds.

On entering the property through the main entrance door, a porch leads so a spacious entrance hall with stairs rising to first floor and understairs storage cupboard. The living room is a fantastic size and enjoys a double aspect, flooding the room with natural light, with a large bay window, a gas fire and sliding doors allowing garden access. The kitchen is fitted with a range of wall and base units and some appliances, including a double oven, hob, extractor fan, washing machine, fridge/freezer and dishwasher. From the kitchen, there is a rear porch, with garden access and a large storage cupboard. There are two double bedrooms on the ground floor, one with ensuite facilities, the other with a storage cupboard and being currently utilised as a formal dining room. Part tiled and wood panelled, the downstairs bathroom is fitted with a white suite, including a bath with glazed screen and shower over. Upstairs, there is a landing with a large storage cupboard, main bedroom enjoying a double aspect and ensuite facilities, plus a further generous double bedroom. The property is double glazed throughout and it benefits from gas central heating.

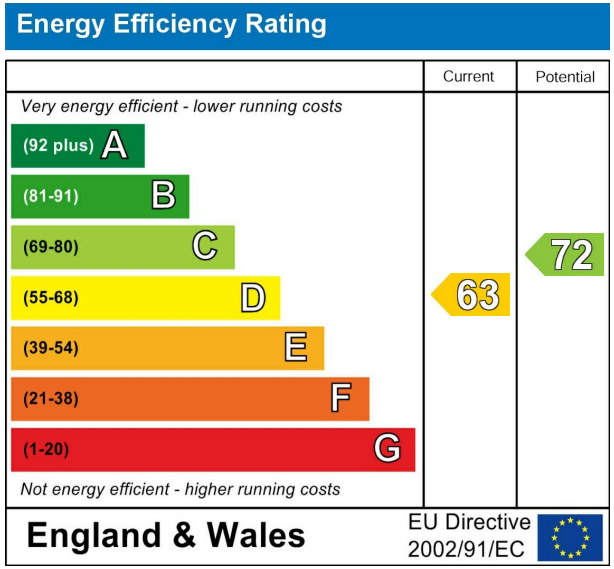
Externally, the property enjoys delightful wrap around gardens, whilst a block paved driveway providing parking for two vehicles and gives access to the double garage. To the front of the property, a paved pathway leads to the main entrance door, with stocked flowerbeds either side, adding to the kerb appeal. Mostly lawned and fully enclosed with hedge borders, the gardens benefit from a high degree of privacy, with well-kept flowerbeds and paved seating area all adding to the appeal. Ideal for avid gardeners, the garden is still somewhat of a blank canvas and still offers the scope to further landscape to the new purchaser(s) requirements.

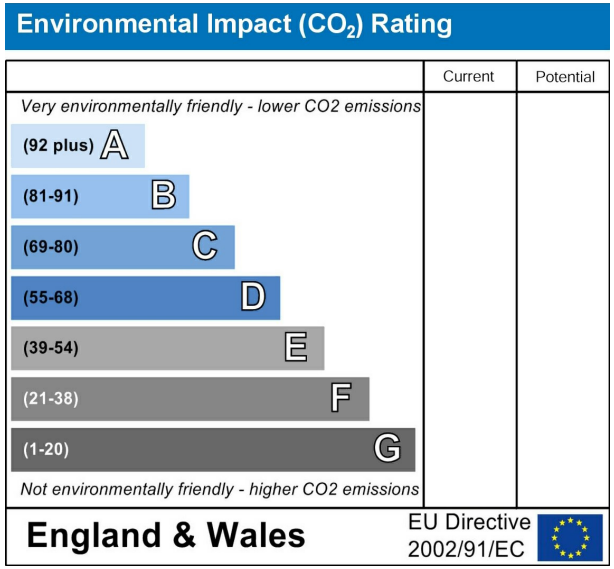
Homes of this size and layout are rare to market at this price point, offering an exciting opportunity to update the property to personal taste, so an early viewing is advised on this delightful chain free home.

Floorplan


Bedroom 3
4.30 x 2.82m
14'1" x 9'3"
Ensuite
Cpd
Rear Porch
Bathroom
Kitchen
4.00 x 2.86m
13'1" x 9'5"
Cpd
Cpd
Hall
Living Room / Diner
Dining Room / Bedroom 4
3.01 x 5.01m
9'11" x 16'5"
Porch
Ground Floor
Ensuite
Cpd
Bedroom 1
3.06 x 5.54m
10'0" x 18'2"
Landing
Cpd
Bedroom 2
4.12 x 3.05m
13'6" x 10'0"
First Floor
Double Garage
5.42 x 5.15m
17'9" x 16'11"
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