

Davis
Lund

Rayner Street
Ripon
North Yorkshire
HG4 2AG

Asking Price £270,000





Accommodation

An immaculately presented and surprisingly spacious four bedroom home, superbly located a short, flat walk from Ripon city centre. Tardis like in proportions, the property benefits from approximately 1300 square feet of accommodation arranged over three floors, plus cellar space, being sure to appeal to a variety of purchasers.

Much improved by the current owners, the property has undergone numerous upgrades in recent years, including a rebuilt Viessman boiler, fully tanked cellar and new window, the kitchen fitted in 2021 and roof replaced around 10 years ago.

Occupying a central location, just seconds from the city centre, the property offers ease of access to an array of shops and amenities. The house is also a short walk from Ripon bus station, with the A61 and A1 a short drive away, ideal for commuters. The house is also ideally placed for a number of Ripon's schools, including the highly regarded Ripon Grammar School.

On entering the property, there is an entrance hall with stairs rising to the upper floors, and space to hang coats. The living room is a good size, with a large window flooding the room with natural light, cosy log burner and wooden mantle. The kitchen/diner is a great entertaining space, with French doors leading to the garden and stairs to the lower ground floor. Fitted with a range of stylish units, tiled splashback, solid oak stave worktops, the kitchen also comes complete with some integrated appliances, including a dishwasher, fridge and lark range cooker. An island/breakfast bar is also incorporated, perfect for informal dining and providing further storage. From the kitchen, there is further open plan living space with fitted storage benches, currently utilised as a home office, but sure to suit a variety of uses, such as a dining area or play area. Upstairs, there is a spacious landing with stairs to the second floor and understairs storage cupboard, two generous double bedrooms, a further single bedroom and the family bathroom, which is fitted with a white suite including a bath with glazed screen and shower over. The second floor offers a spacious main bedroom with a dormer style and velux window giving an airy feel, plus handy eaves storage. The fully tanked cellar offers further space, one area currently utilised as a utility room, and a WC adding great flexibility to the layout. Each area in the cellar has also been fitted with a radiator. The property is double glazed throughout and benefits from gas central heating.

Externally, the property benefits from permit parking for one vehicle to the front of the property. To the rear, the south facing garden is designed with low maintenance in mind, fully paved and enclosed, offering a great degree of privacy and ideal for those with children or pets. With space for potted plants and outdoor furniture, the garden presents a delightful space for outdoor living and entertaining. An alleyway also gives access to the front of the property.

Beautifully presented throughout with spacious and flexible accommodation, homes of this quality are rare to market, and in such a handy location. an early viewing is advised.





Floorplan





EPC

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

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

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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