Davis Lund

Grove Close
Ripon
North Yorkshire
HG4 1SY

Offers Over £475,000

LOVE
Wine

Accommodation

A fully refurbished and substantially extended four bedroom detached bungalow, situated on a generous plot in a quiet cul-de-sac on the south side of Ripon. With immaculately presented accommodation and a flexible layout, the property is sure to suit a variety of purchasers.

The property has been well loved and much improved by the current owners, extensive works have been carried out both internally and externally, now offering stylish accommodation throughout. Some of the works include: a full rewire, new windows throughout, replacing the central heating system and new radiators throughout, replacing the flat roofs, new flooring throughout, a new kitchen, new bathroom and a new shower room. Due to the substantial plot, the property still offers further extension and development potential, all subject to necessary consents, whilst it is also ideal for purchasers looking to incorporate a relative.

Located in a sought-after residential area on the south side of the city, the property is situated within walking distance of schools and amenities, whilst also being near to open countryside. The bypass is available a short drive away, whilst the house is also situated within walking distance of the 36 bus route, giving ease of access to Harrogate and Leeds.

Entering the property, there is a spacious entrance hall with space to hang coats, cupboard providing handy storage and loft access. The living room is a great size, with a cosy log burner and large window giving an airy feel. The extended kitchen/diner/family room is a delightful space and enjoys a lovely outlook over the rear garden, with bifold doors allowing access. The kitchen is fitted with a variety of stylish units and integrated appliances, including a gas hob, extractor fan, oven and washing machine. A breakfast bar is also incorporated, perfect for informal dining. There are three well-proportioned bedrooms, two with fitted wardrobes and one currently utilised as a study. The family bathroom is part tiled and stylishly fitted with a white suite, including a bath with rainfall shower and glazed screen over. A skilful extension offers a further double bedroom, utility room and modern shower room, whilst a door allows rear garden access. The space also offers the potential to be converted into a separate living space with a private entrance, subject to necessary consents, should the purchaser(s) requirements include multi-generational living. The property is fully double glazed and benefits from gas central heating.

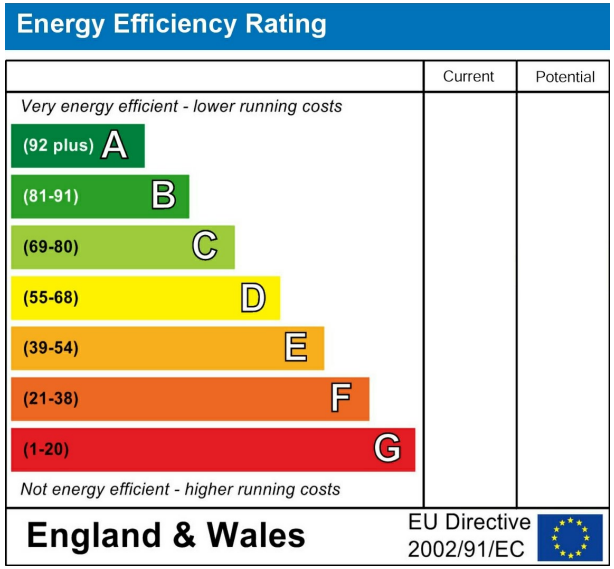
Externally, the property is situated on a generous plot, with a driveway providing parking for multiple vehicles and access to the single garage. To the rear, the garden is fully enclosed, mostly laid to lawn and enjoys a good degree of privacy. There are mature hedge borders and a large patio entertainment area, perfect for outdoor living and dining.

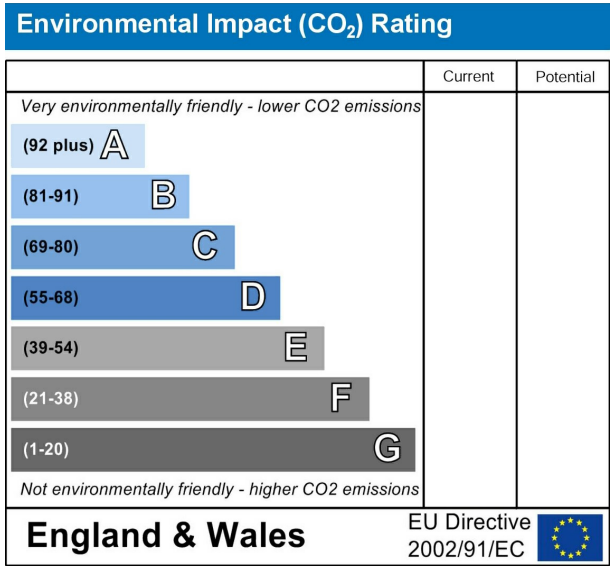
Homes of this calibre are rare to market, and in such a quiet yet handy location, an early viewing is advised on this delightful and truly turnkey property.

Floorplan

Bedroom 3
2.51 x 3.04m
8'3" x 10'0"
Kitchen / Diner /
Family Room
8.31 x 4.48m
27'3" x 14'8"
Garage
Utility
2.53 x 2.39m
8'4" x 7'10"
Bathroom
Living Room
3.47 x 4.43m
11'5" x 14'6"
Cpd
Shower
Room
Bedroom 4
2.56 x 2.28m
8'5" x 7'6"
Hall
Bedroom 1
3.44 x 3.30m
11'3" x 10'10"
Bedroom 2
3.46 x 2.70m
11'4" x 8'10"

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