Davis Lund

Little Studley Road
Ripon
North Yorkshire
HG4 1HD

Guide Price £775,000

Accommodation

An imposing and beautifully presented four double bedroom detached home, slightly elevated and set back from the road, whilst being situated in one of Ripon's most highly desirable residential areas. The property is sure to appeal to a range of purchasers, not least growing families, with a very spacious and versatile layout, including four reception rooms.

The property has been meticulously maintained by the current owners, sitting on an established plot, with parking for numerous vehicles and lovely well stocked gardens, whilst also enjoying lovely views to the front.

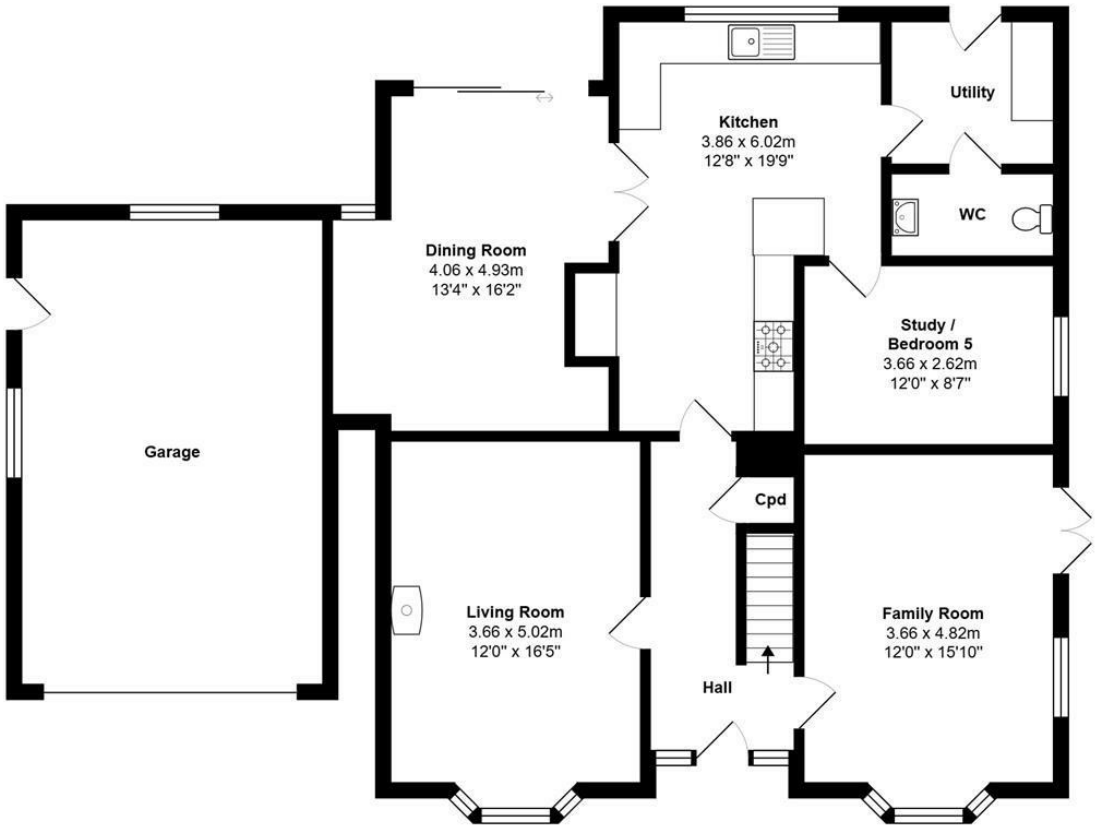
The house offers countryside walks on the doorstep, whilst also being just a short walk from the city centre. Ripon itself is well serviced with shops, amenities, schools, including the renowned Ripon Grammar School. Transport links are also readily available, including the A1, A61 being a short drive away and the 36-bus route, with direct links to Harrogate and Leeds.

On entering the property, there is a spacious entrance hall with stairs rising to the first floor and generous understairs storage. The living room is a great size, with a large bay window flooding the room with natural light and cosy log burner. From the entrance hall, there is a stylish kitchen, fitted with a range of modern units and integrated appliances, whilst also offering a lovely outlook over the rear garden. A breakfast bar is also incorporated, perfect for informal dining. There are three further versatile reception rooms, currently utilised as a dining room, study and family room, but sure to suit a number of uses, even offering the possibility to incorporate a downstairs bedroom. Completing the downstairs layout, there is a utility room with separate WC and garden access. Upstairs, there is a split-level landing with loft access, generous main bedroom with modern ensuite facilities, bay window and fitted wardrobes, second double bedroom with a charming balcony, two further well-proportioned double bedrooms with fitted wardrobes and the family bathroom, which is extremely spacious, fully tiled and fitted with a white suite, including a bath and separate shower cubicle. The property is double glazed throughout and it also offers gas central heating.

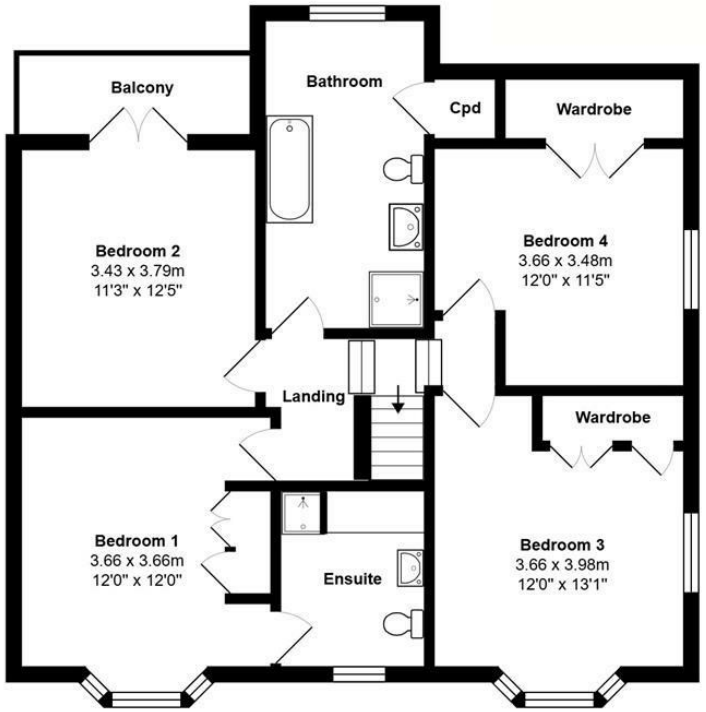
Externally, the property benefits from block paved driveway parking for multiple vehicles, whilst access is available to the large single garage, with an electric door. There is an open lawned garden to the front of the property, adding to the kerb appeal. To the rear, the garden is a real delight, fully enclosed and enjoying a great degree of privacy. The garden is mostly laid to lawn with mature flowerbeds and a large patio entertainment area with pergola providing a fantastic private space for outdoor seating and dining.

Homes of this calibre and charm are rare to market, especially in such a sought after area, so an early viewing is advised on this beautifully presented home.

Floorplan

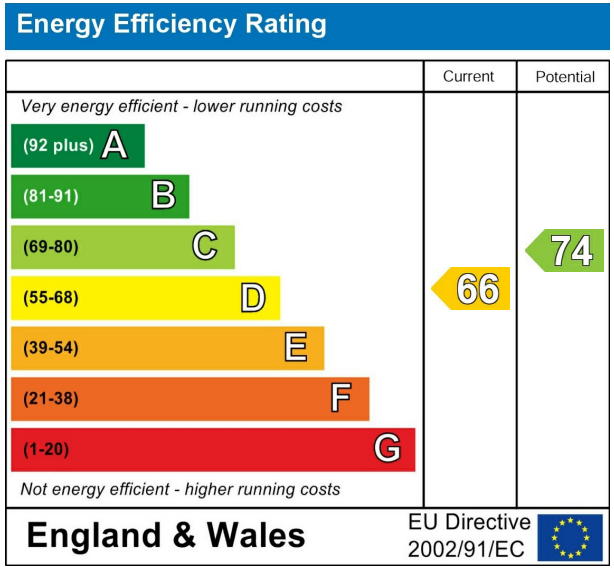


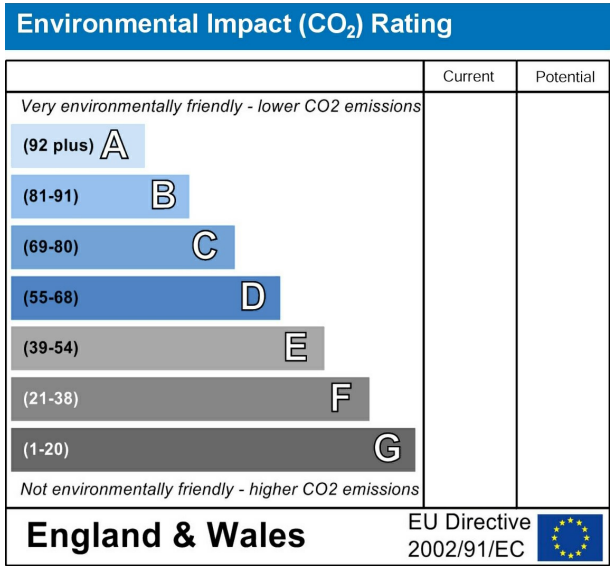
Ground Floor



First Floor

EPC





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

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