Davis Lund

Oak Road
Ripon
North Yorkshire
HG4 2NA

Guide Price £225,000











Accommodation

An immaculately presented and surprisingly spacious three-bedroom end-terrace property. Meticulously maintained and upgraded by the current owner, this home allows the purchaser to move straight in, offering a truly turn-key property.

The house occupies a convenient location, with easy access to shops, schools and amenities. Ideal for walkers, the property enjoys lovely riverside and countryside walks nearby, while also benefiting from its proximity to the 36-bus route.

Upon entering the property, there is a spacious entrance hall with stairs to the first floor and oak effect flooring. Featuring a large window that creates a light and airy feel, the well-proportioned living room is ideal for family life, with a cosy gas fire, wooden mantel and an attractive outlook over the front garden. Leading from the entrance hall is a useful utility/rear porch, offering handy understairs storage, fitted units, a stainless-steel sink and access to the rear garden. The kitchen/diner is fitted with a range of modern units, an oven, gas hob, extractor fan and tiled splashback, with ample space for a dining table. Upstairs, the landing provides access to the loft and leads to a generous main bedroom with fitted wardrobes, a further well-proportioned double bedroom, a single bedroom and the family bathroom. The fully tiled bathroom is fitted with a white suite, including a bath with a shower and glazed screen over.

Externally, the property boasts attractive kerb appeal, with hedge borders, a lawned front garden with gated access and a paved pathway leading to the main entrance. A gate provides access to the rear garden, which is fully paved and gravelled for ease of maintenance. Fully enclosed, the garden is ideal for families and pet owners, with ample space for outdoor dining and relaxation. The property also benefits from a single garage and driveway parking for one vehicle, a rare advantage for properties in this price bracket.

Properties of this quality and condition are rarely available at this price point. An early viewing is highly recommended to fully appreciate the delightful accommodation on offer.









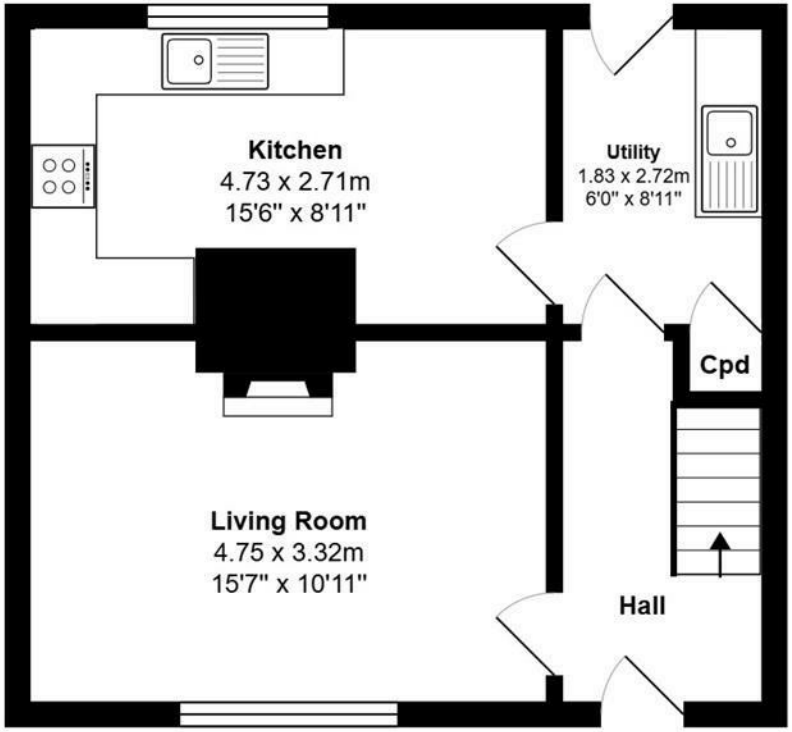




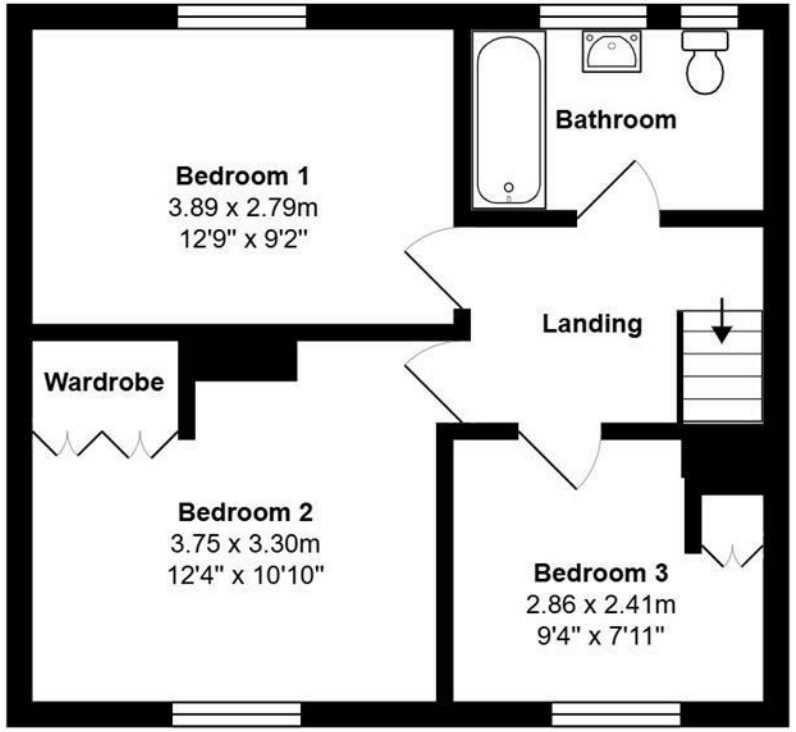




Floorplan



Ground Floor



First Floor

Davis Lund

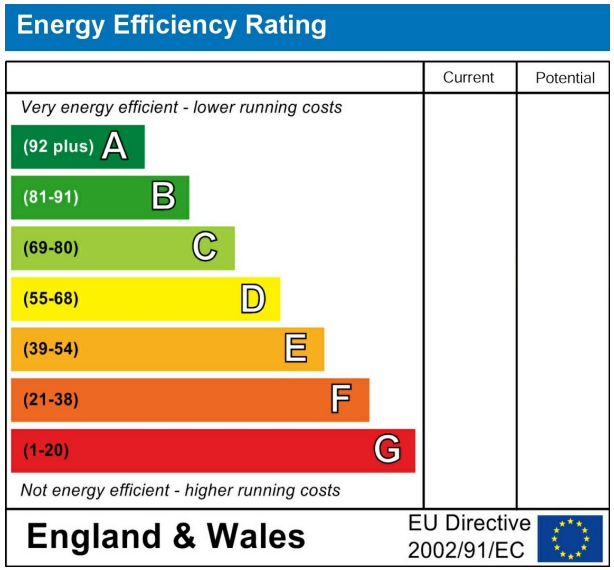


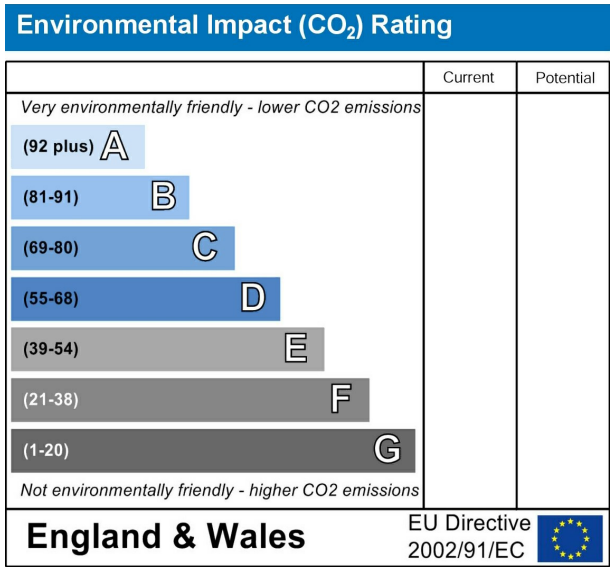






EPC





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