





Accommodation

An imposing yet charming four bedroom period property situated in a highly sought after area of Ripon, and within close proximity to the highly regarded Ripon Grammar School. Arranged over four floors and with beautifully landscaped gardens, the house is sure to appeal to a range of purchasers, not least growing families.

The property is within walking distance of Ripon city centre, with all the shops, restaurants and amenities that it has to offer. The house sits on an attractive tree lined street, whilst there are also lovely countryside walks available just moments from the door. Kirkby Road lies on the western edge of the city, less than a mile from the city centre, with highly regarded primary and secondary schools just a short walk away.

Entering the property, there is an entrance hall leading to the spacious hallway, with stairs rising to the first floor. The living room is generously proportioned, with a feature fireplace and a large bay window flooding the room with natural light. Fitted with a variety of modern units, tiled splashback and some appliances, the kitchen enjoys an attractive outlook over the gardens, whilst there are stairs to the cellar and garden access. There is a further multifunctional reception room sure to suit a variety of uses, such as a formal dining room, home office or playroom. Upstairs, there is a landing with stairs to the second floor and useful understairs storage. The main bedroom has two windows, giving a bright and airy feel, together with a feature fireplace. There is a further generous double bedroom, a bathroom and a shower room, both fitted with white suites. Rising to the second floor, there is a further good size double bedroom and a well-proportioned single bedroom. There is a cellar offering a further 600 square feet of additional space and useful storage, whilst double doors allow access to the rear garden. Subject to the necessary consents, the lower ground floor could offer potential for conversion to provide additional accommodation, making the property ideal for multi-generational living. The property benefits from gas central heating and is mostly secondary glazed.

Externally, the front of the property benefits from an open garden with mature foliage adding to the kerb appeal, and a paved pathway with an open porch leading to the front door. To the rear, the garden is designed with low maintenance in mind, being mostly gravelled with walled borders and gated access. There are raised flowerbeds perfect for keen gardeners, whilst various seating areas provide space for outdoor dining and relaxation. Street parking is available to the front of the property.

Full of character and beautifully appointed, period properties of this nature are rarely available to the market. An early viewing is advised, with the property also offered for sale with no onward chain.



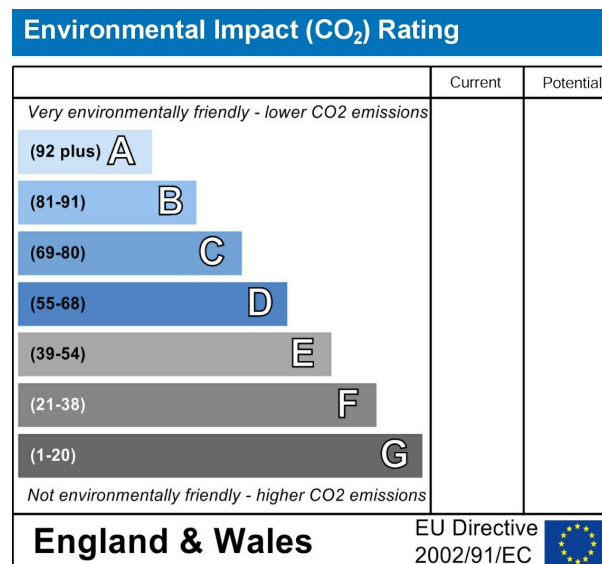
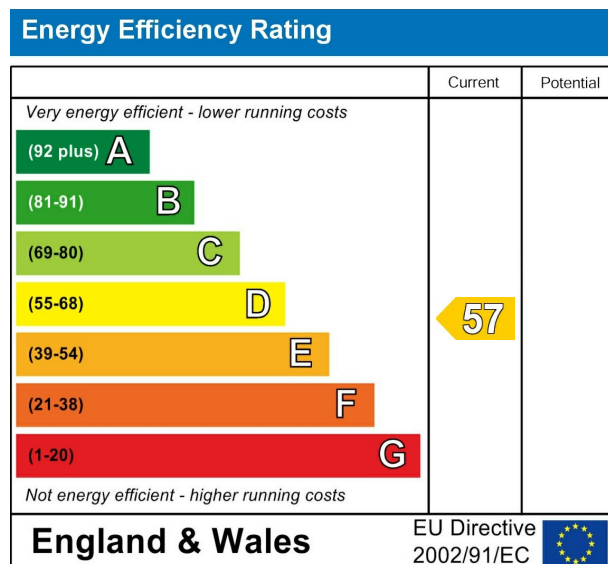


Floorplan





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.

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