Davis Lund

Kings Mead
Ripon
North Yorkshire
HG4 1EJ

Guide Price £340,000











Accommodation

A spacious and thoughtfully designed three-bedroom detached bungalow, occupying a prime position within one of Ripon's most sought-after residential areas. Situated in a quiet cul-de-sac within walking distance of Ripon city centre, the property is offered to the market with no onward chain and is sure to appeal to a variety of purchasers.

The property has been lovingly maintained by the current owner but could benefit from some updating in areas. The flexible layout offers the purchaser an exciting opportunity to personalise the accommodation and décor to suit their individual tastes and requirements.

The bungalow enjoys countryside walks on the doorstep, whilst also being within easy walking distance of the city centre, via quiet back lanes. A range of shops, amenities, schools and transport links are readily accessible. Ripon is particularly well positioned for transport links, with the A1(M) and A19 just a short drive away, alongside regular bus services, including the 36, which provides direct access to Harrogate and Leeds.

Entering the property, an entrance hall leads through to the impressive lounge, where a large bay window floods the room with natural light, complemented by a cosy gas fire. The generous proportions also allow ample space for a dining table, should the purchaser wish to create an open plan living and dining area. The kitchen/diner is a good size and enjoys a double aspect, creating a light and airy feel, whilst a door provides access to the rear garden and driveway. The kitchen is fitted with a range of units and a selection of appliances, including a gas hob, oven, extractor fan and stainless-steel sink, with ample space for a small dining table. An internal hallway benefits from a useful storage cupboard and provides access to three double bedrooms, two of with fitted storage. The main bedroom is particularly generous, with fitted wardrobes and a pleasant outlook over the front garden. The third bedroom is currently utilised as a dining room but offers flexibility to suit a variety of needs, such as a study or hobby room. The fully tiled bathroom is fitted with a white suite, including a bath and stainless-steel heated towel rail. The property is double glazed throughout and benefits from gas central heating.

Externally, a driveway provides parking for two vehicles and access to the single garage, with an up-and-over door. The front garden is predominantly laid to lawn, with mature shrubs enhancing the property's kerb appeal. To the rear, the garden is fully enclosed, offering a good degree of privacy, whilst a gate provides access to Little Studley Road. Designed with low maintenance in mind, the garden is predominantly paved, complemented by mature hedge borders and established flowerbeds, creating a peaceful setting for outdoor dining and relaxation.

Bungalows in this location are rarely available to the market, particularly within such a sought-after residential area. An early viewing is strongly advised to fully appreciate the accommodation and potential on offer.









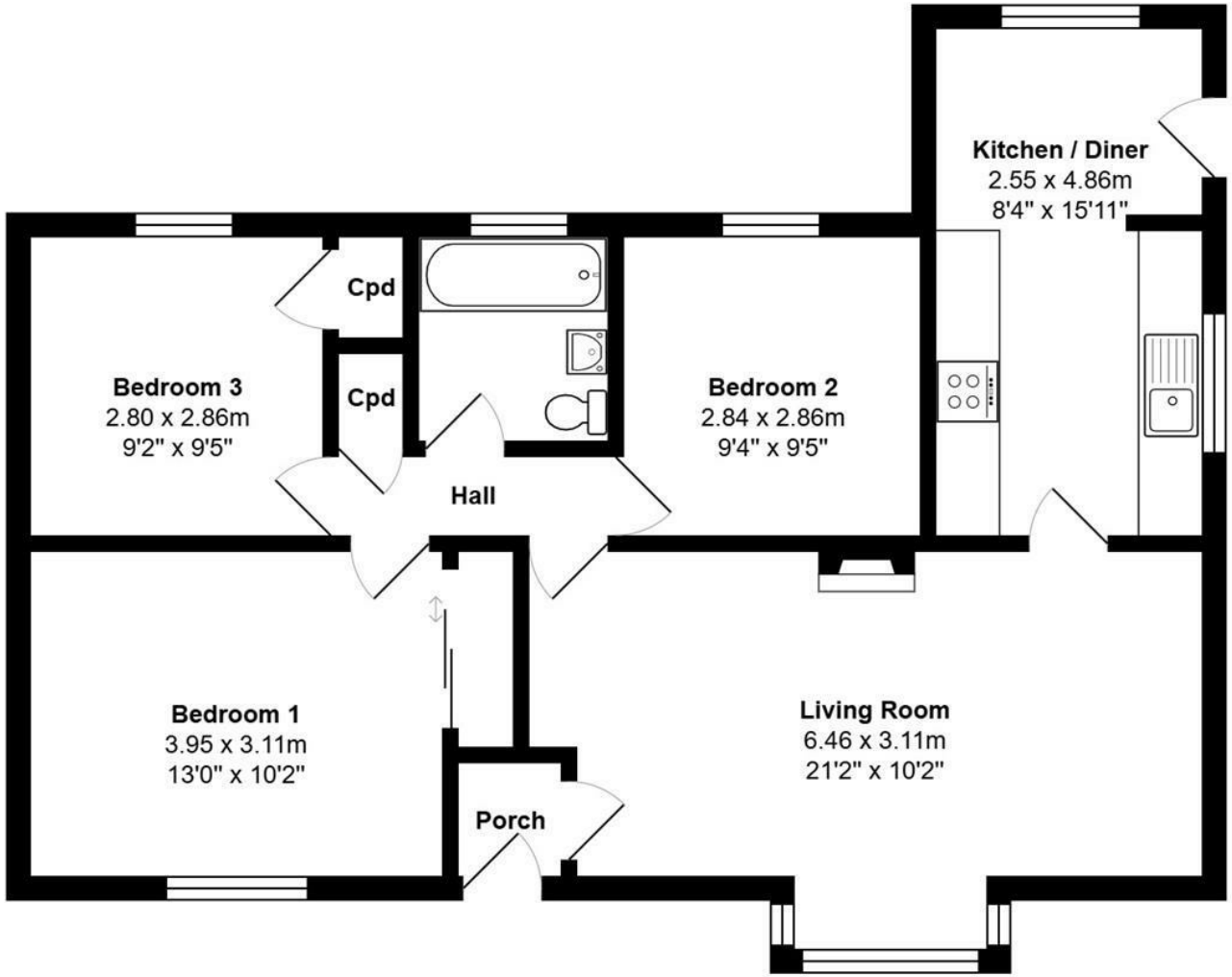








Floorplan


Kitchen / Diner
2.55 x 4.86m
8'4" x 15'11"
Cpd
Cpd
Bedroom 3
2.80 x 2.86m
9'2" x 9'5"
Bedroom 2
2.84 x 2.86m
9'4" x 9'5"
Hall
Bedroom 1
3.95 x 3.11m
13'0" x 10'2"
Porch
Living Room
6.46 x 3.11m
21'2" x 10'2"
Garage
2.77 x 4.94m
9'1" x 16'2"

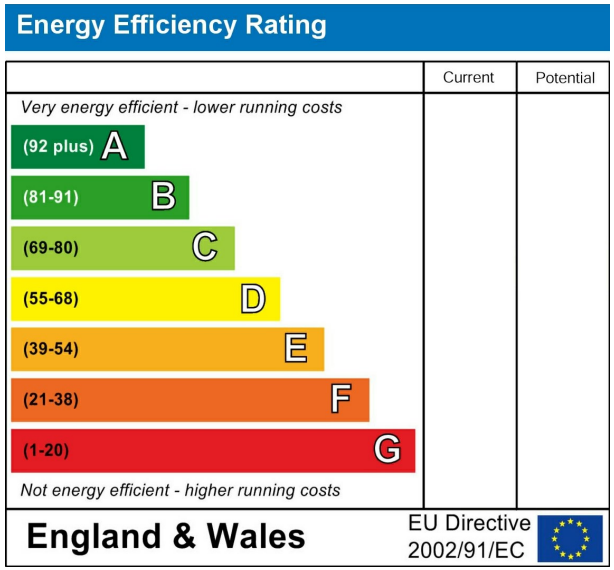


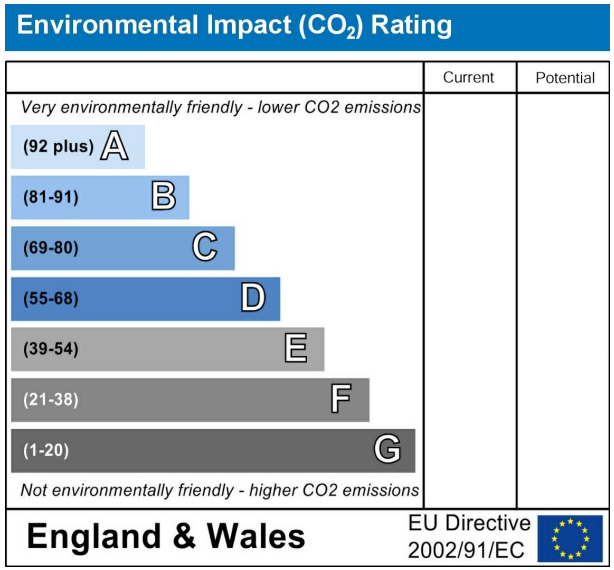






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VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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