Davis Lund

Westwood Road
Ripon
North Yorkshire
HG4 2LH

Guide Price £220,000






HAPPILY EVER AFTER





Accommodation

Situated on the outskirts of the highly sought-after south side of Ripon, this neatly presented three-bedroom semi-detached home offers spacious open-plan accommodation, generous driveway parking and a fully enclosed rear garden. Offered to the market with no onward chain, the property is sure to appeal to a variety of purchasers, particularly those seeking a well-proportioned home in a popular residential location.

The house occupies a great setting and location, offering ease of access to schools, shops and amenities. The property is also situated on the edge of open countryside, making it ideal for dog owners or for those who enjoy the outdoors.

Entering the property, there is an entrance hall providing space to hang coats and stairs rising to the first floor. The spacious open-plan lounge/dining room offers a versatile living space, featuring a charming log-burning stove and a door leading out to the rear garden. Completing the ground floor is the kitchen, fitted with a range of modern units and a selection of appliances, including a hob, oven and stainless-steel sink. A side access door provides further convenience, whilst the kitchen also enjoys a pleasant outlook over the rear garden.

To the first floor, the landing benefits from loft access and a useful storage cupboard, leading to two generous double bedrooms, a further single bedroom with an over stairs storage cupboard and the family bathroom. The bathroom is fitted with a white suite, including a bath with shower over. The property is double glazed throughout and benefits from gas central heating.

Externally, a generous driveway provides parking for multiple vehicles, alongside a lawned front garden which adds to the property's kerb appeal. To the rear, a gate provides access to the fully enclosed garden, which is predominantly laid to lawn and complemented by a paved seating area, ideal for outdoor dining and relaxation.

Homes offering this amount of accommodation are rarely available within this price bracket, particularly in such a sought-after residential area. An early viewing is therefore highly recommended to fully appreciate all that this property has to offer.




YORK





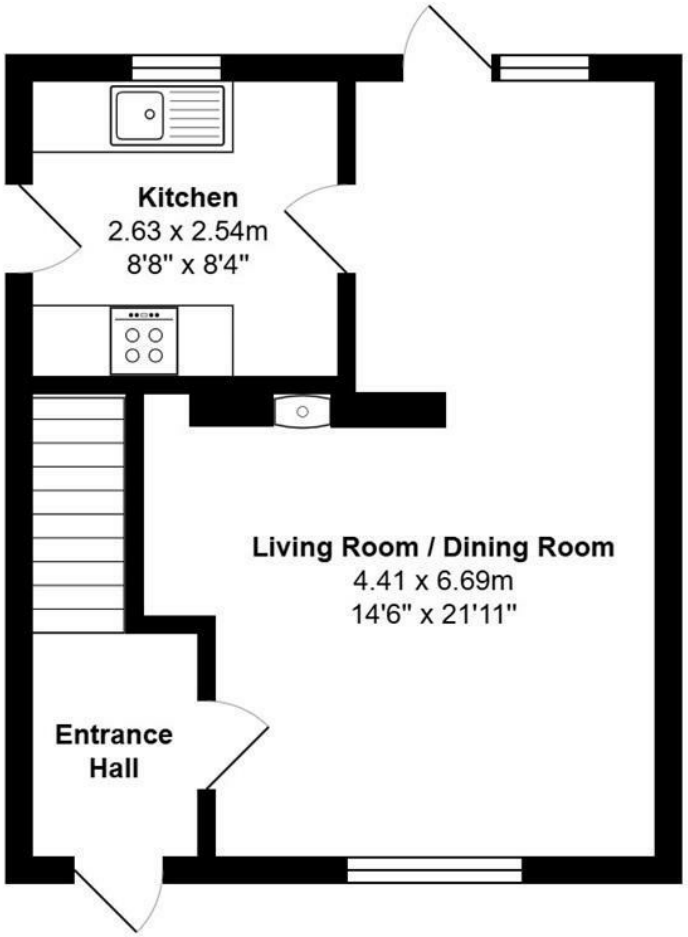


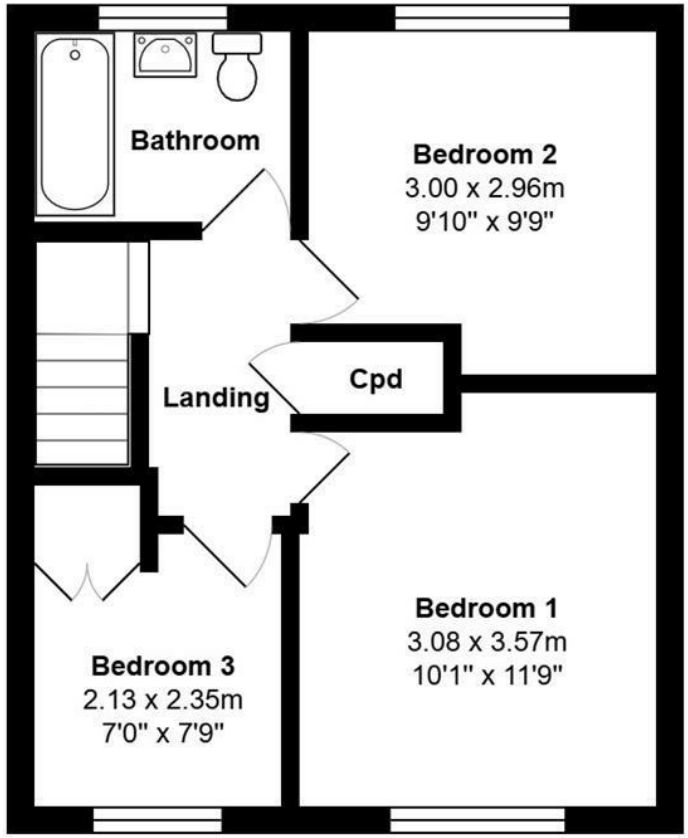






Floorplan





Davis Lund

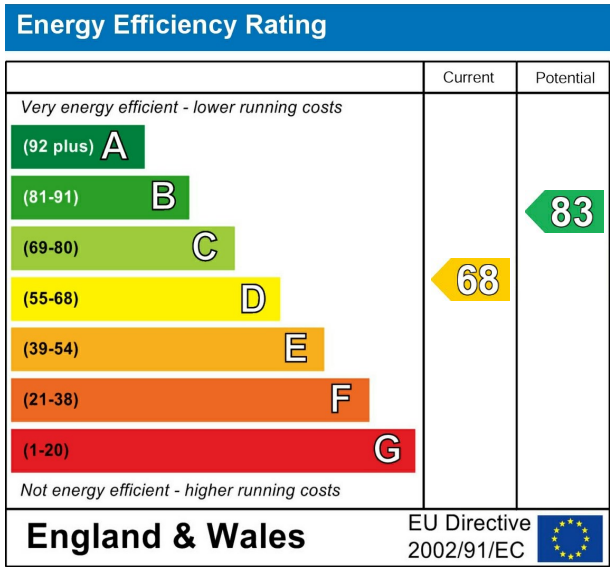


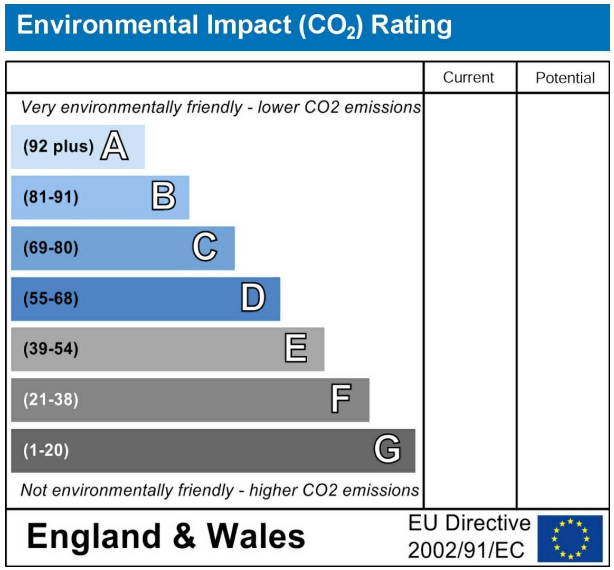






EPC





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