Davis Lund

Juniper Grove
Ripon
North Yorkshire
HG4 2DY

Guide Price £350,000











Accommodation

An immaculately maintained and beautifully presented three-bedroom detached home, situated on an attractive development within a short walk of Ripon Grammar School.

The property is finished to a high standard and having only recently been constructed, benefits from the remainder of its new-build warranty, together with an impressive energy efficiency rating. The current owner has further enhanced the home since purchase, with new carpets and redecoration throughout, alongside beautifully landscaped gardens. New fencing has also been installed, incorporating what was previously an open front garden into the enclosed rear garden, significantly maximising the outdoor space. A gravelled and paved area provides the potential for an additional parking space, subject to repositioning the fencing.

The house is situated approximately one mile from Ripon city centre, with both the highly regarded Ripon Grammar School and Outwood Academy just a short walk away. The location is also ideally positioned for commuters, with convenient access to transport links serving Harrogate and Leeds, alongside the wider road network via the A1(M) and A19. A range of shops and everyday amenities are available nearby, whilst beautiful countryside walks can be enjoyed on the doorstep.

Entering the property, there is an entrance hall with stairs rising to the first floor, a downstairs WC and a useful storage cupboard. A door leads through to the impressive open-plan living space, which enjoys a double aspect, allowing natural light to flood the room, whilst bi-fold doors provide direct access to the delightful rear garden. There is ample space for both living and dining areas, whilst the kitchen is stylishly fitted with a range of units, tiled splashback and a range of appliances, including an electric hob, double oven, integrated dishwasher, fridge/freezer and washing machine. Rising to the first floor, there is a spacious landing with loft access, a generous main bedroom with stylish en-suite facilities, a further double bedroom, a well-proportioned single bedroom and the family bathroom. The bathroom is fully tiled and fitted with a white suite, including a bath with shower and glazed screen over. The property is double glazed throughout and benefits from gas central heating.

Externally, a block-paved driveway provides parking for two vehicles, with a paved pathway leading to the main entrance. Well-stocked flowerbeds further enhance the property's kerb appeal. To the rear, the garden is fully enclosed and predominantly laid to lawn, enjoying a good degree of privacy and providing an ideal setting for families and pet owners alike. A raised decking area and mature floral borders create an idyllic space for outdoor dining and relaxation, whilst a timber-built shed offers useful additional storage.

Homes of this quality are rarely available to the market, particularly within such a sought-after residential location. An early viewing is strongly advised to fully appreciate this delightful home.









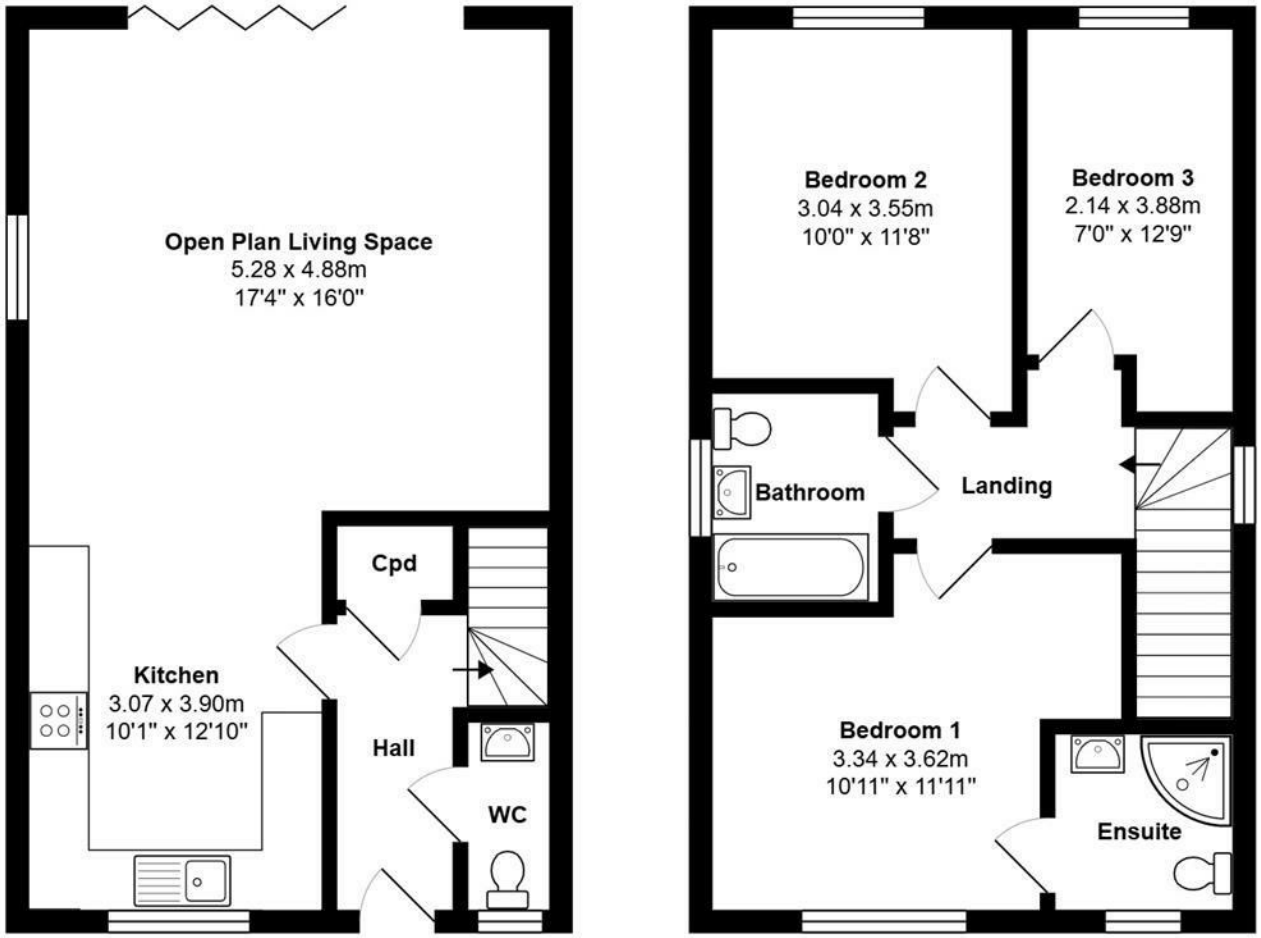








Floorplan



Ground Floor

First Floor

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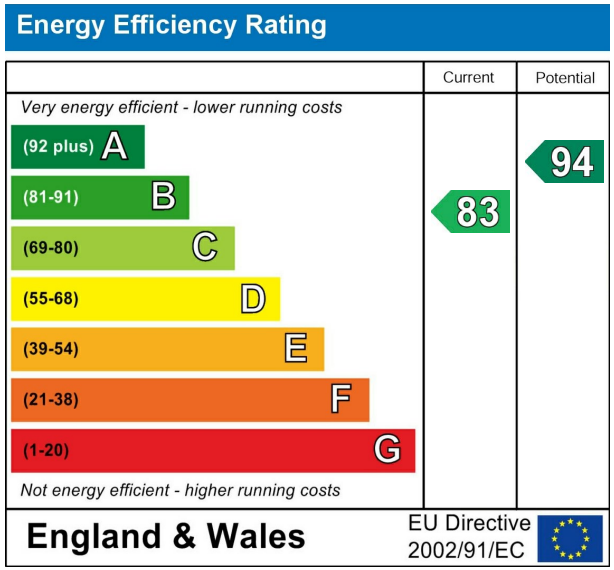


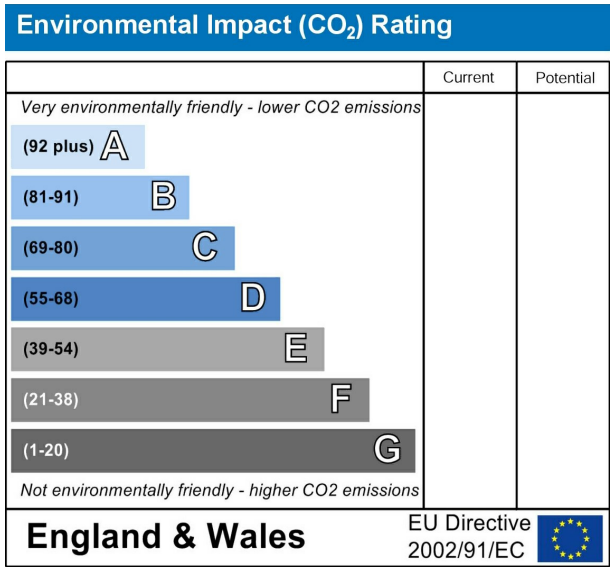






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