Davis Lund

Skellbank
Ripon
North Yorkshire
HG4 2PT

Offers Over £300,000











Accommodation

An extended and surprisingly spacious three-bedroom semi-detached home, located within walking distance of Ripon city centre. Situated at the end of a quiet cul-de-sac, the property is sure to appeal to a variety of purchasers and is offered to the market with no onward chain.

The property has the addition of a conservatory to the rear and a front extension, providing a downstairs WC and additional living space. The home would now benefit from some updating in areas, offering the purchaser an exciting opportunity to tailor the accommodation and décor to their personal tastes and requirements.

The property occupies a convenient location close to Ripon city centre and its wealth of amenities. Ripon bus station is approximately a 10-minute walk away, offering regular services to surrounding areas, including the 36 bus route, which provides direct access to Harrogate and Leeds. Ripon is well served by a variety of shops, restaurants, leisure facilities and well-regarded primary and secondary schools, including the renowned Ripon Grammar School. Countryside and riverside walks are also available nearby.

Upon entering the property, there is a welcoming entrance hall, providing access to the downstairs WC and stairs rising to the first floor. The generous lounge/diner features a large window, allowing natural light to flood the room, and understairs storage. Double doors lead from the living space into the conservatory, which lends itself to a variety of uses, including a further seating area, home office or playroom, with French doors opening onto the garden. Enjoying a delightful outlook over the rear garden, the kitchen is fitted with a range of units, tiled splashback and a variety of appliances, including a fridge/freezer, gas hob, extractor fan, grill and oven. A door provides access to the driveway. To the first floor, the landing benefits from loft access and leads to the generous main bedroom, complete with fitted wardrobes and a dressing area, two further well-proportioned bedrooms and the family shower room. The shower room is part-tiled and fitted with a white suite, including a large walk-in shower enclosure. The property is double glazed throughout and benefits from gas central heating.

Externally, a tarmac driveway provides parking for multiple vehicles and access to the single garage, while an open lawned garden and mature flowerbed enhance the property's kerb appeal. To the rear, the garden is predominantly laid to lawn and fully enclosed by hedging, offering a good degree of privacy and an ideal space for families and pets. Mature flowerbeds, a timber-built shed providing additional outdoor storage and a patio entertainment area complete the garden, creating a fantastic space for outdoor dining and family life.

Properties of this size are rarely available at this price point. An early viewing is advised to fully appreciate the accommodation and the potential on offer.









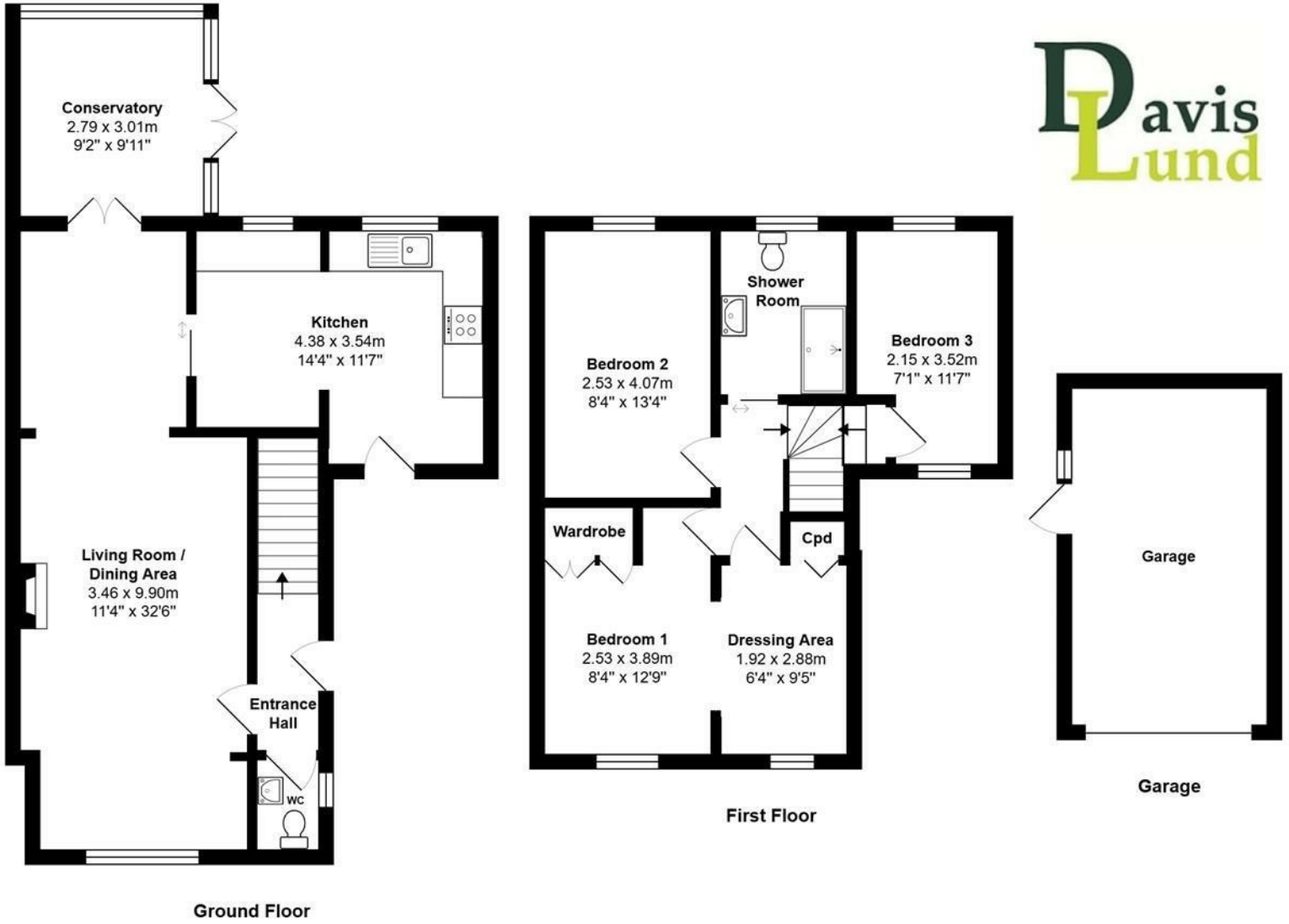








Floorplan


Conservatory
2.79 x 3.01m
9'2" x 9'11"
Kitchen
4.38 x 3.54m
14'4" x 11'7"
Living Room /
Dining Area
3.46 x 9.90m
11'4" x 32'6"
Entrance
Hall
WC
Ground Floor
Shower
Room
Bedroom 2
2.53 x 4.07m
8'4" x 13'4"
Bedroom 3
2.15 x 3.52m
7'1" x 11'7"
Wardrobe
Cpd
Bedroom 1
2.53 x 3.89m
8'4" x 12'9"
Dressing Area
1.92 x 2.88m
6'4" x 9'5"
First Floor
Garage
Garage

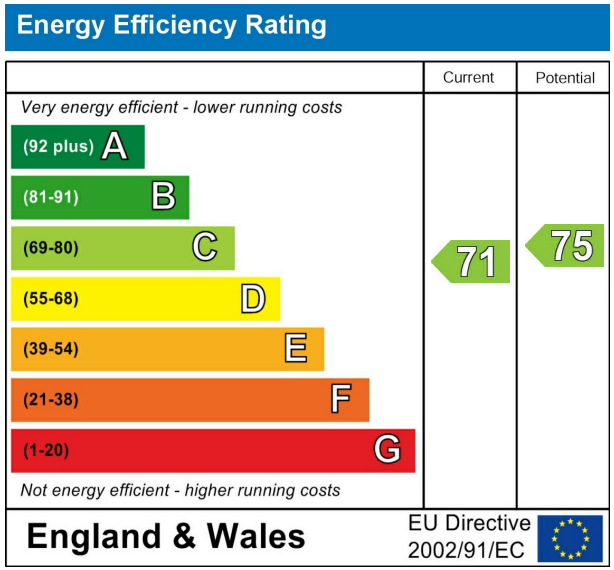


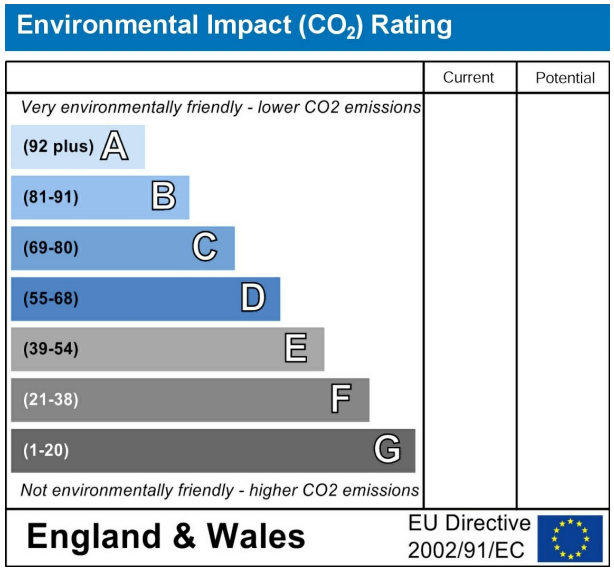






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VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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