Davis Lund

Whitcliffe Lane
Ripon
North Yorkshire
HG4 2LD

Guide Price £399,950











Accommodation

A beautifully presented and extended three-bedroom detached property, situated in a highly sought-after residential area on the south side of Ripon. Set back from the road and enjoying a fantastic degree of privacy, the property benefits from beautifully landscaped front and rear gardens, driveway parking and a single garage. Sure to appeal to a variety of purchasers, the property is also offered to the market with no onward chain.

The property has been well maintained and upgraded by the current owner, with a substantial two-storey extension transforming the accommodation. The house offers stylish and flexible living space, including generous reception areas, an expansive main bedroom and the addition of a garden room, ideal for those working from home.

The house is situated within walking distance of Ripon city centre, with its wealth of amenities, including a variety of independent shops, cafés, restaurants and leisure facilities. The city is also well served by a selection of supermarkets, including the new M&S and Tesco, providing a variety of options for everyday shopping. The property is ideally positioned for families, with well-regarded primary and secondary schools close by, including the renowned Ripon Grammar School. For commuters, the A61 and A1(M) are both just a short drive away, as well as a variety of bus routes including the 36, providing direct access to Harrogate and Leeds. The property is also within easy reach of open countryside, with lovely walks available nearby, ideal for dog owners and those who enjoy the outdoors.

Entering the property, there is a spacious entrance hall with a large bay window, creating an airy feel, and a downstairs WC. Flowing open plan from the entrance hall, the generous living room enjoys a delightful outlook over the rear garden and features a cosy log-effect fireplace. The kitchen/diner/family room is a true hub of the home, providing a fantastic space for everyday family life, with ample room for a seating area and large dining table. Enjoying a double aspect, the room feels particularly light and airy, with generous understairs storage and access to the rear garden. The kitchen is stylishly fitted with a range of modern base and wall-mounted units, alongside a selection of appliances, including an oven, electric hob, extractor fan, dishwasher and wine fridge. Rising to the first floor, there is a spacious landing with ladder access to the fully boarded loft, an expansive main bedroom with fitted wardrobes, a dressing room and modern en-suite facilities, two further well-proportioned bedrooms and the family bathroom. The bathroom is part-tiled and fitted with a white suite, including a jacuzzi bath with shower over and wall-mounted TV. The property is double glazed throughout and benefits from a recently fitted gas boiler.

Externally, the property benefits from beautifully landscaped gardens to the front and rear, together with driveway parking for multiple vehicles and a single garage. To the front, a lawned garden features a paved pathway leading to the main entrance door and is fully enclosed by hedge borders. To the rear, the garden is predominantly laid to lawn, with a raised decking area providing an idyllic space for outdoor dining and relaxation, whilst an electric point and outside tap adds to the convenience. There is also a timber-clad and fully insulated garden room, complete with lighting and power, offering a versatile space ideal for a home office, hobby room or a variety of alternative uses. The generous plot also offers scope for further extension, subject to the necessary consents.

Beautifully finished throughout, homes of this quality are rarely available, particularly within such a desirable location. An early viewing is strongly advised to fully appreciate the accommodation on offer.




You are so loved





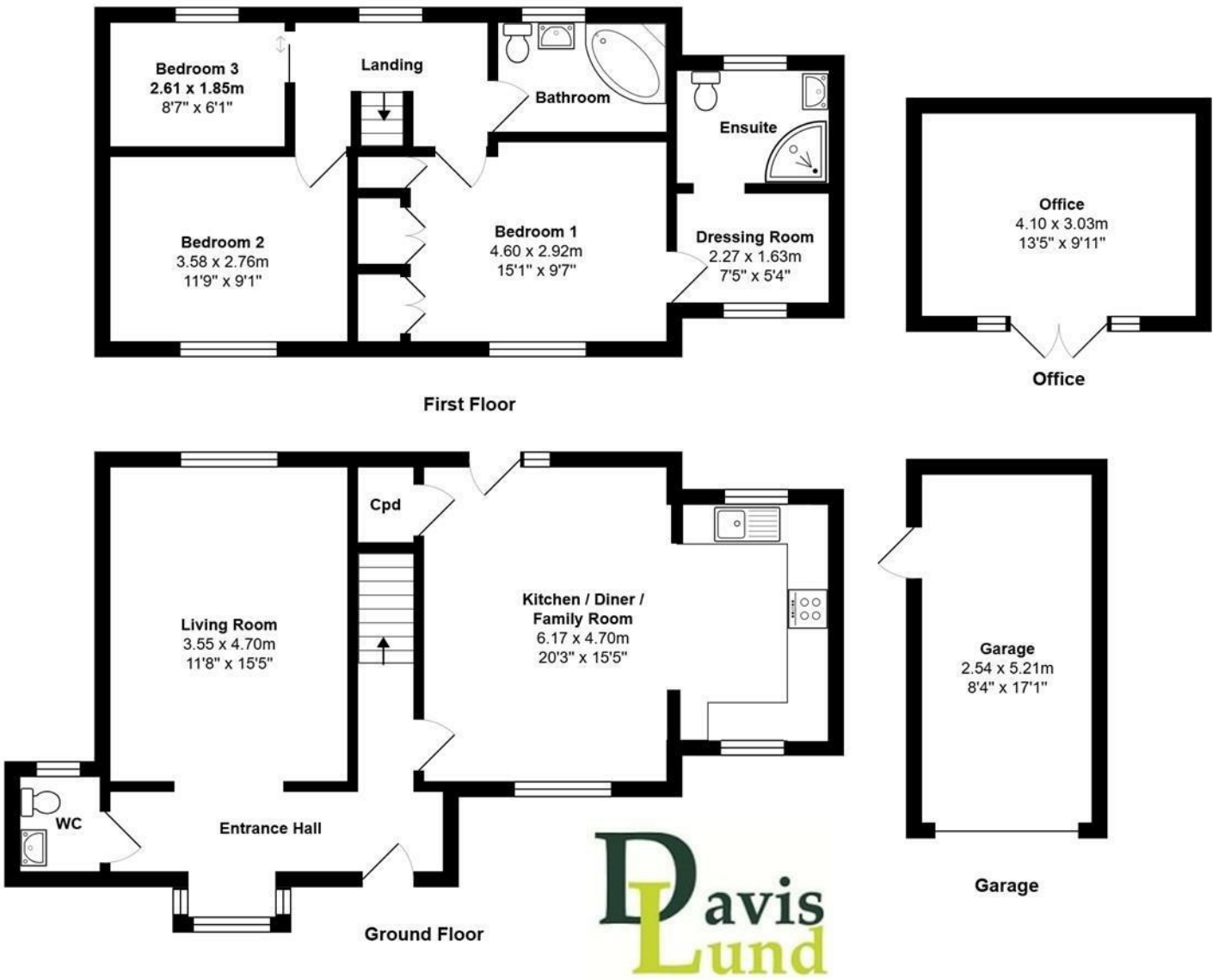








Floorplan


Bedroom 3
2.61 x 1.85m
8'7" x 6'1"
Landing
Bathroom
Ensuite
Bedroom 2
3.58 x 2.76m
11'9" x 9'1"
Bedroom 1
4.60 x 2.92m
15'1" x 9'7"
Dressing Room
2.27 x 1.63m
7'5" x 5'4"
First Floor
Office
4.10 x 3.03m
13'5" x 9'11"
Office
Cpd
Living Room
3.55 x 4.70m
11'8" x 15'5"
Kitchen / Diner /
Family Room
6.17 x 4.70m
20'3" x 15'5"
WC
Entrance Hall
Ground Floor
Garage
2.54 x 5.21m
8'4" x 17'1"
Garage
Davis
Lund

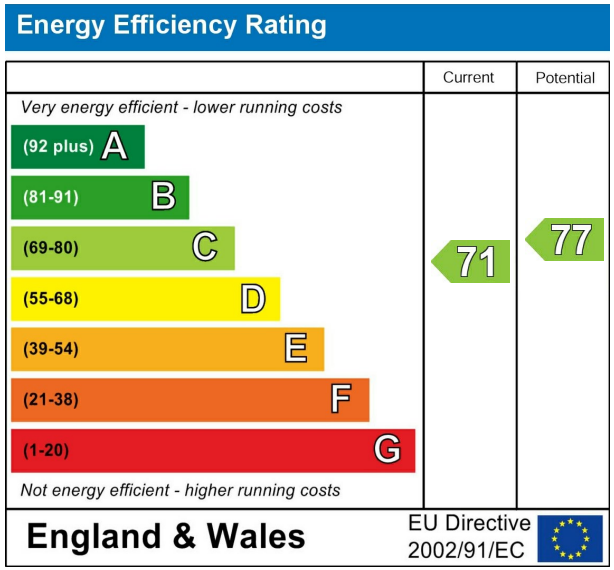


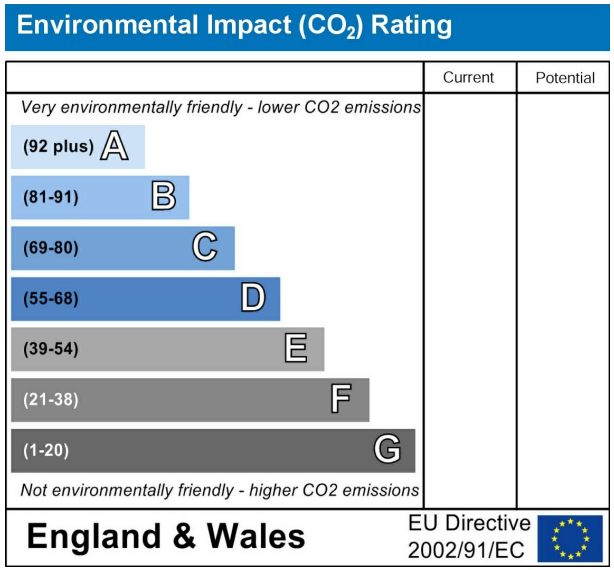






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