

**Davis
Lund**

Quarry Moor Lane
Ripon
North Yorkshire
HG4 1RJ

Guide Price £425,000





Accommodation

A neatly presented and surprisingly spacious five bedroom detached home, situated in a highly sought after residential area on the south side of Ripon. With flexible accommodation, the property is sure to appeal to a variety of purchasers, whilst it is also offered to the market with no onward chain.

The house is conveniently located close to the city centre and Ripon's array of amenities. Ripon's secondary schools are also close by, including the renowned Ripon Grammar School, whilst the leisure centre is just a short walk away, housing Ripon's swimming baths. There is a supermarket nearby, whilst the property is located close to the 36 bus route, with a regular service to Harrogate and Leeds.

Entering the property, there is a spacious entrance hall with stairs rising to the first floor. The living room is a great size, with a large bay window flooding the room with natural light, and a gas fire, giving a cosy feel. The kitchen enjoys a lovely outlook over the rear garden and is fitted with a variety of modern units and some appliances, whilst there is also an understairs storage cupboard and garden access. A breakfast bar is also incorporated, perfect for informal dining. There is a further reception room, currently utilised as a dining room, but sure to suit a variety of uses such as a home office, playroom or downstairs bedroom. Completing the downstairs layout is a WC. Rising to the first floor, there is a spacious landing with loft access, cupboard providing handy storage and WC, generous main bedroom with fitted wardrobes and bay window giving an airy feel, three further well-proportioned bedrooms, a versatile study/dressing room and family bathroom, which is fully tiled and fitted with a white suite, including a bath with shower over. The property is double glazed throughout and benefits from gas central heating.

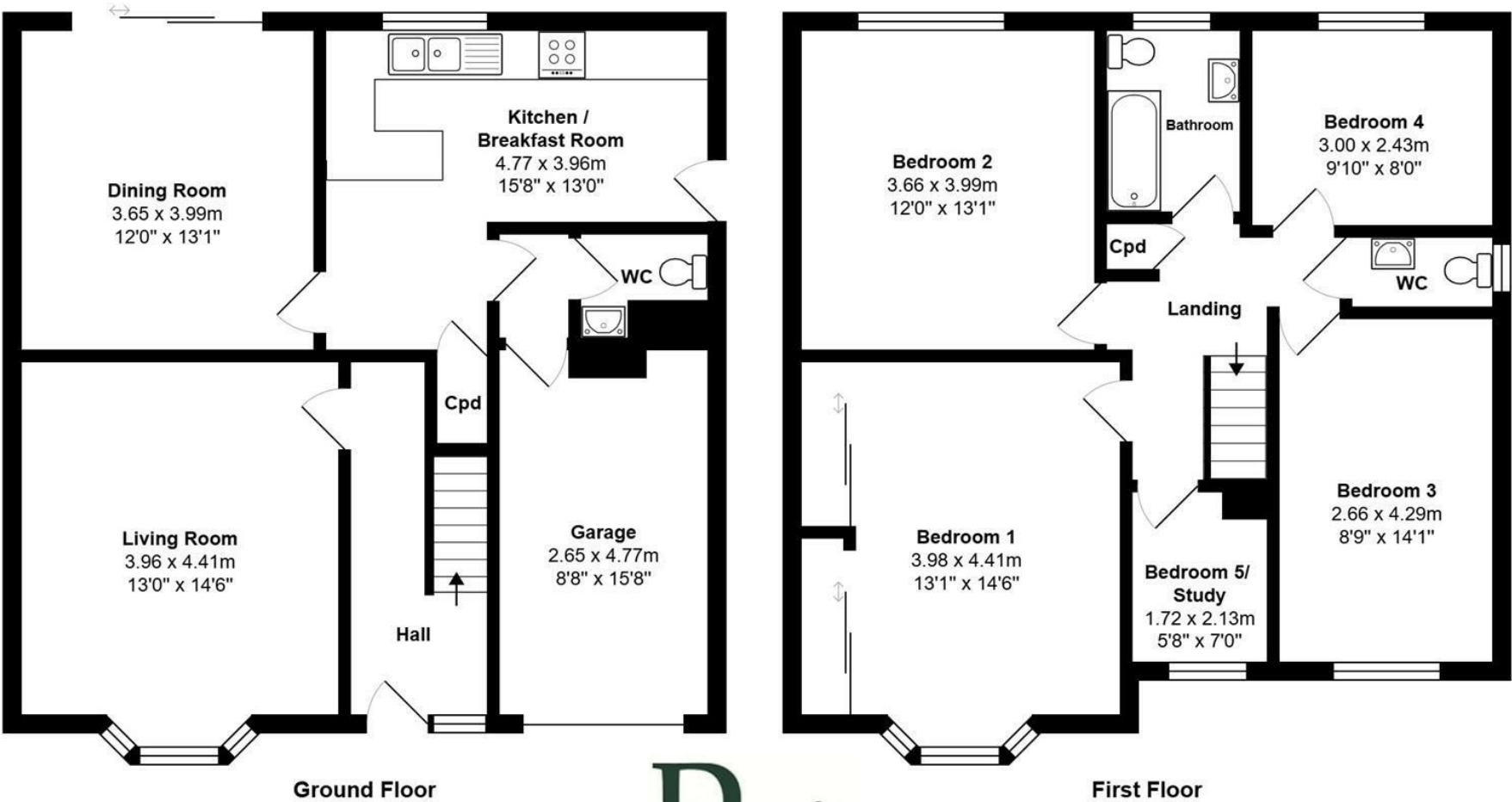
Externally, the property profits from a paved driveway providing parking for two vehicles and access to the single garage. To the rear, the garden is fully enclosed and enjoys a good degree of privacy, ideal for those with children or pets. The garden has been beautifully landscaped, partially lawned with a patio entertainment area and stocked flowerbeds, providing an idyllic space for outdoor living and dining. A gate allows access to the driveway.

Homes of this calibre and charm are rare to market, and with such kerb appeal, an early viewing is advised on this highly desirable and chain free home.





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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