

**D**avis  
**L**und

Heckler Lane  
Ripon  
North Yorkshire  
HG4 1PU

Guide Price £285,000





## Accommodation

A spacious semi-detached bungalow, occupying a prime plot, overlooking the river Skell and also being just a short walk from the city centre. Bungalows this close to the centre are rare, especially ones on such a good size plot and offering so much potential, so an early viewing is advised. The property benefits from generous driveway parking for multiple vehicles, a garage and lovely front and rear gardens.

The bungalow has been much loved and well maintained, whilst it does now offer the scope to update in areas. A number of the bungalows close by have been extended and the plot certainly offers endless possibilities, subject to necessary consents.

Located in a sought-after residential area. the property is situated close to schools and amenities, whilst also being near to open countryside and fantastic riverside walks. The bypass is available close by, whilst the bungalow is also situated close to the 36 bus route, giving ease of access to Harrogate and Leeds.

On entering the property, there is a welcoming entrance hall with loft access. The living room is generous in size, with a large window giving a lovely outlook to the front garden and a cosy stone fireplace with gas fire. The kitchen/diner is fitted with a range of wall and base units, having ample space for a good size dining table, whilst a cupboard provides handy additional storage. A door from the kitchen gives access to the driveway. There are three bedrooms, the main bedroom is a good size double with fitted wardrobes, the two further bedrooms are well proportioned doubles, which both enjoy a lovely outlook onto the gardens. The bathroom is part tiled and includes a bath with electric shower, glazed screen over and radiator. The property also benefits from gas central heating and double glazing throughout.

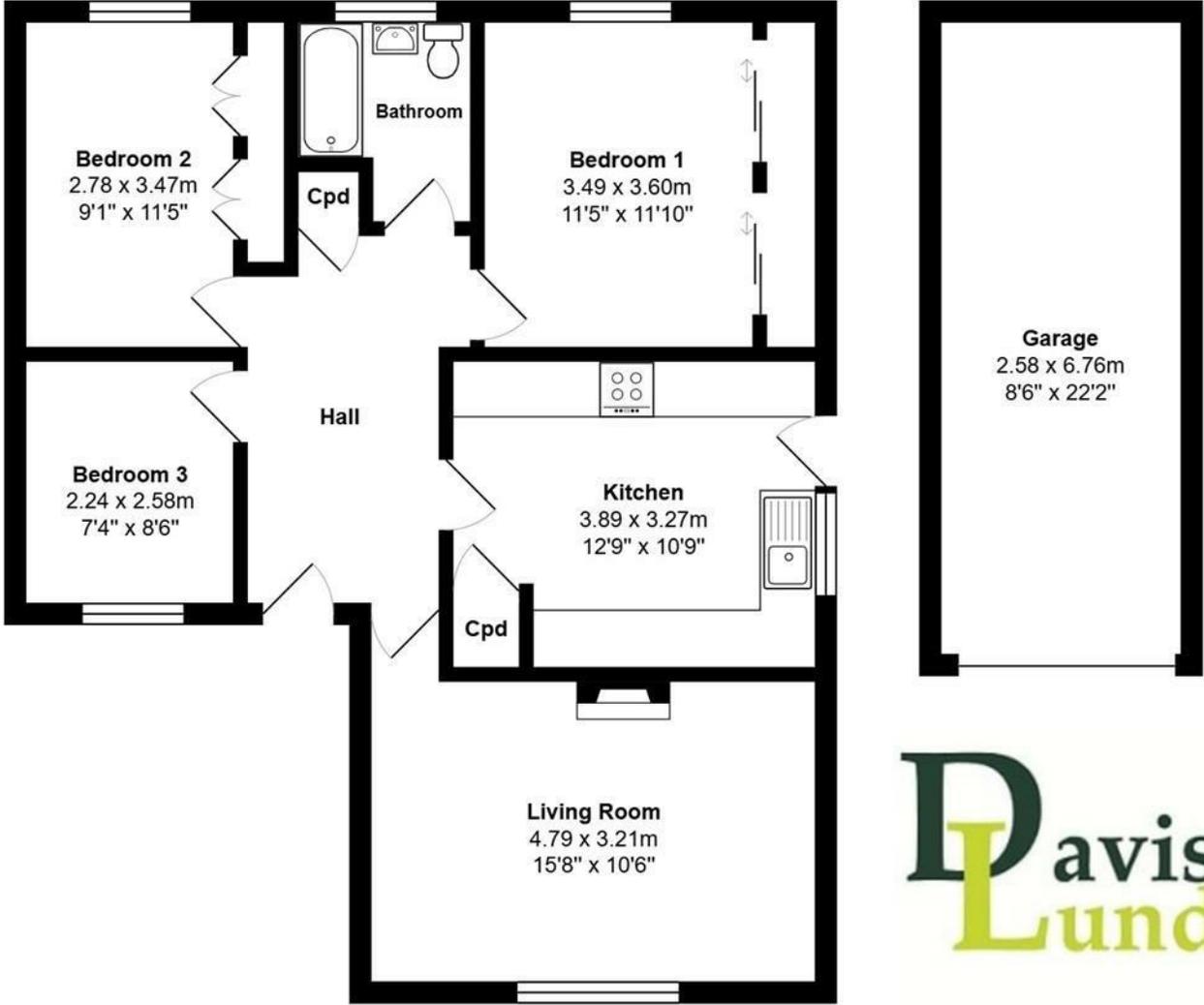
Externally, the property enjoys delightful gardens to the front and rear, along with driveway parking for multiple vehicles. A gate gives access to the driveway and single garage, with a paved pathway also leading to the front door. The front garden is mostly paved for ease of maintenance, with walled borders and stocked flowerbeds. The rear garden is a spacious and part laid to lawn with large flowerbeds formerly used as a vegetable patch. There is a small patio area, perfect for outdoor seating and a greenhouse, ideal for keen gardeners. Fully enclosed, the gardens offer a high degree of privacy.

Located in a sought-after residential area with spacious gardens, the property is sure to appeal to a variety of purchasers.





Floorplan





EPC

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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