

**Davis
Lund**

Clotherholme Road
Ripon
North Yorkshire
HG4 2DN

Guide Price £375,000





Accommodation

This beautifully presented three bedroom detached family home, revealing a spacious extended interior and a lovely landscaped rear garden. This modern house has been skilfully extended and completely transformed over the years, now offering two good size reception rooms, including the extended kitchen/diner/family room.

The property is ideally placed for access to Ripon's secondary schools, including the highly regarded Ripon Grammar School just seconds away. Ripon centre is also just a short walk away, with an array of amenities available, whilst there is even a general store available close by, for day-to-day essentials and more.

On the ground floor the main entrance door leads to a porch and hallway, with stairs rising to the first floor. There is a great size kitchen/diner/family room, fitted with a range of stylish units and integrated appliances, whilst also incorporating a breakfast bar. There is a rear access door and handy under stairs storage. The good size living room offers an electric fire and a double aspect, with patio doors leading to the rear garden. To the first floor, there is a landing with loft access, a well-proportioned main bedroom with an ensuite shower room, two further bedrooms and family bathroom, which is fully tiled and fitted with a white suite including bath with shower over. The property is double glazed and gas central heating in place.

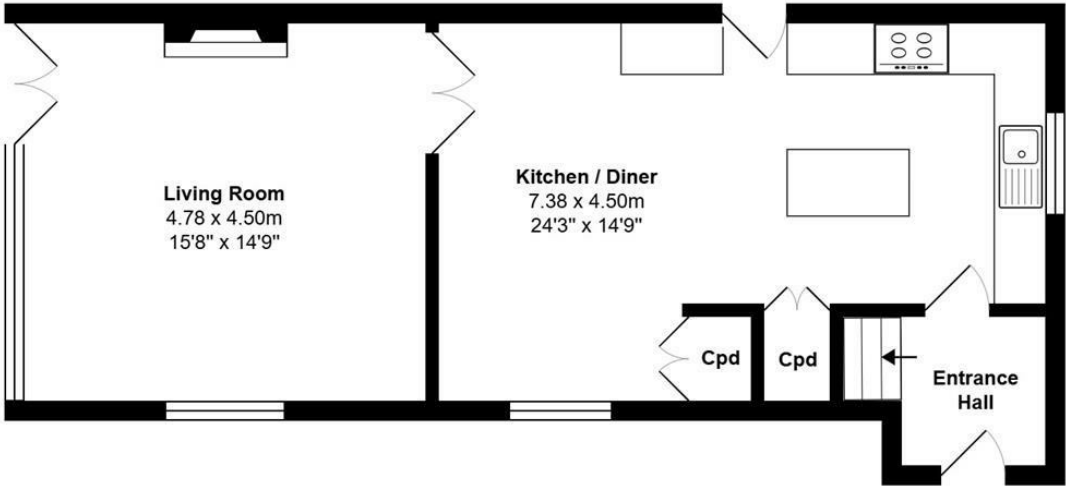
Externally there is driveway parking to the front of the house, with space for two cars and giving access the single garage, fitted with an electric roller door. The rear garden is fully enclosed and real delight, fully paved for ease of maintenance with a sheltered seating area, bar and hot tub area, perfect for relaxing or entertaining. A gate at the side of the property gives access to the driveway.

Properties in this sought after area are rare to market and they always prove in high demand, so an early viewing is advised on this lovely home, which offers great value for money, in comparison to new builds currently available locally.

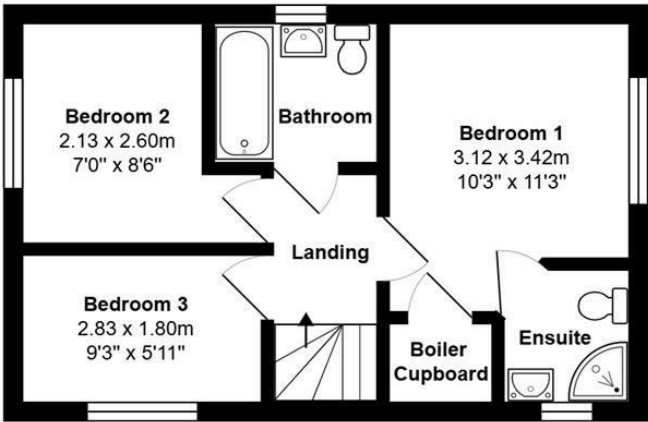




Floorplan



Ground Floor





First Floor





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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