





Accommodation

A delightful three bedroom semi-detached house, revealing a spacious and meticulously maintained interior, including open plan living, light and airy accommodation and a very generous size rear garden.

The property has undergone a substantial single storey extension, creating a fantastic open plan living space and utility room/WC, ideal for both entertaining and family life. With the good size plot, there is no doubt the scope to further extend, subject to necessary consents.

Located in the highly sought after village of North Stainley, Ripon is just a few miles away, meaning shops and amenities are readily available. North Stainley itself is well serviced, including a primary school, public house, cricket green and village hall. The village offers a great community spirit and it proves a vibrant place to live.

On the ground there is an entrance hall with stairs rising to the first floor, and the living room with under stairs storage. The open plan kitchen/diner/family room is a fantastic open plan space, with double doors leading to the rear garden and the modern kitchen, incorporating a breakfast bar and coming fitted with an extensive range of units, including some integrated appliances. A further rear hallway and utility room/WC complete the downstairs layout. To the first floor there is a landing with loft access, three bedroom and the stylish part tiled shower room, fitted with a modern white suite and heated towel rail.

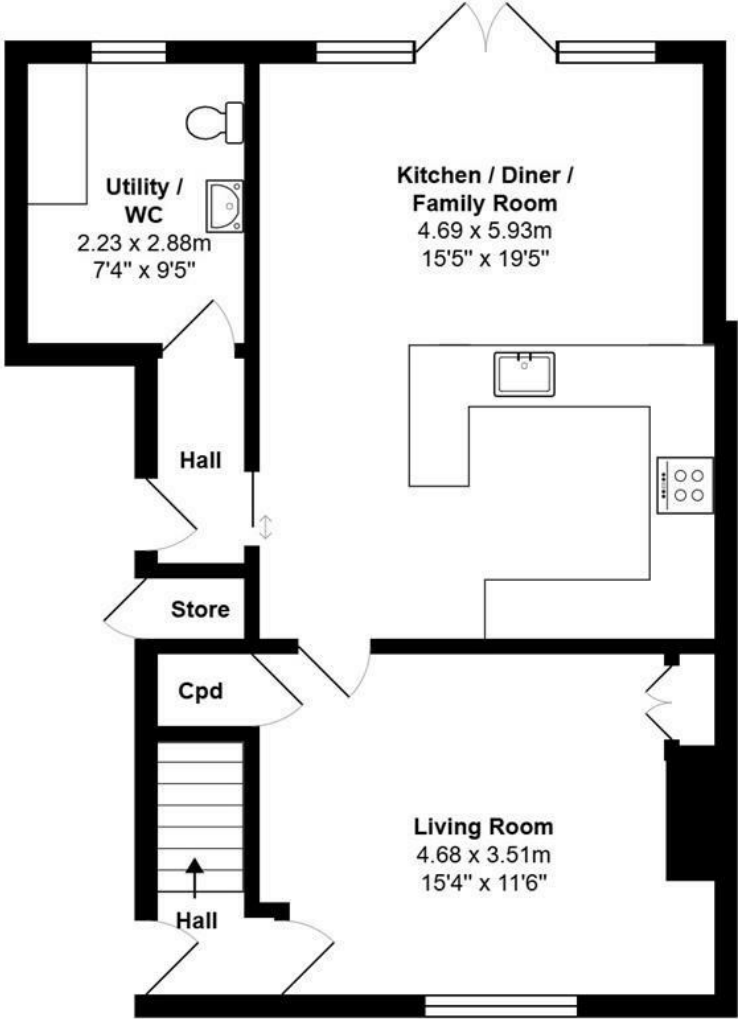
Externally there is an extensive gravelled driveway and additional parking to the front of the house, whilst gated access leads to the rear garden. The great size rear garden comes mainly laid to lawn and fully enclosed by fenced boundaries, making it ideal for purchasers with pets and children. There is a decked seating area and an insulated garden room/home office, which is sure to suit a number of uses.

Properties in this highly sought after village are rare to market, especially of this quality and offering such fantastic value for money in this price bracket, meaning an early viewing is advised.

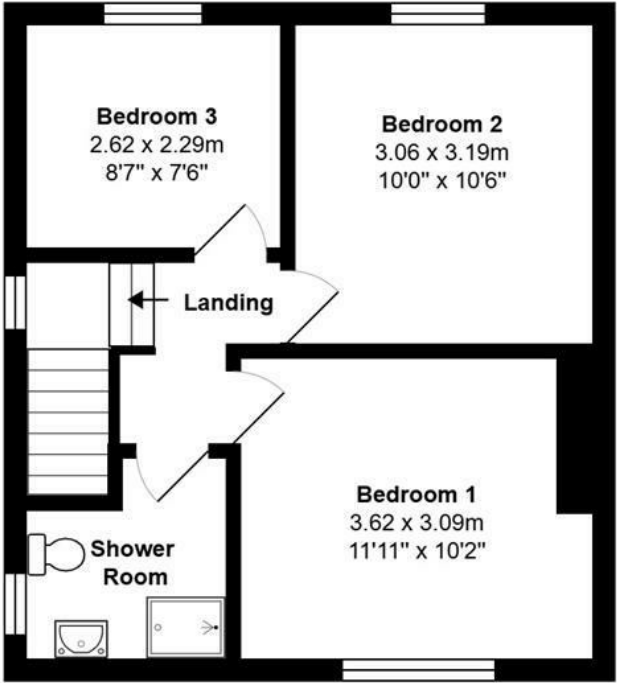




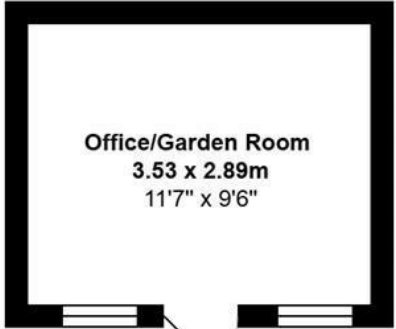
Floorplan



Ground Floor



First Floor

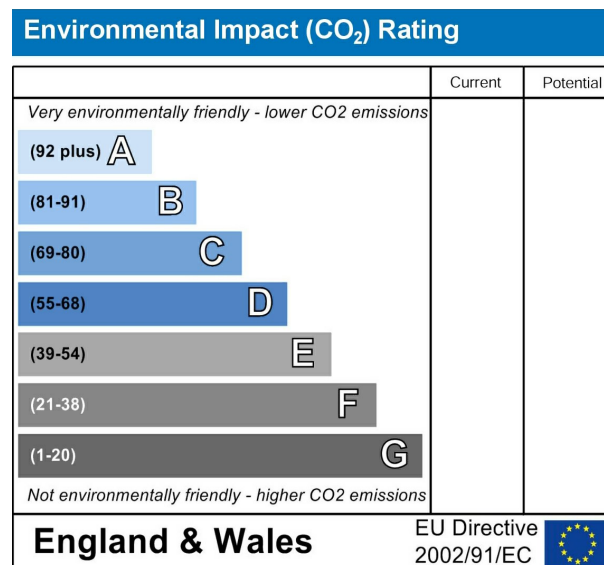
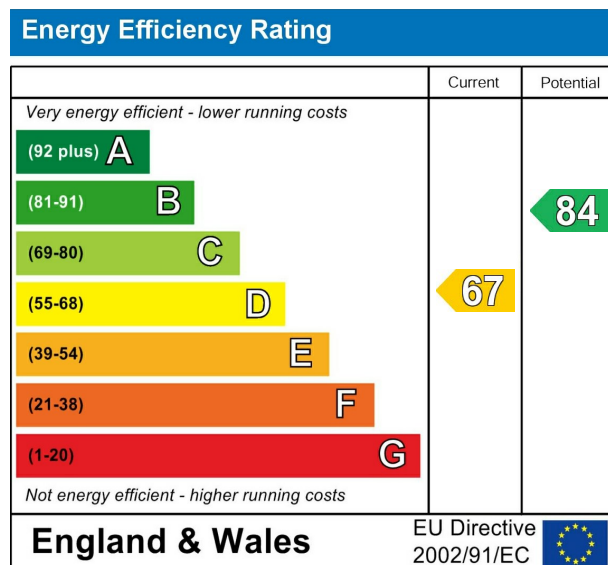


Outbuilding





EPC



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

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