Davis Lund

Spring Bank Road
Ripon
North Yorkshire
HG4 1HB

Offers Over £350,000

Accommodation

A smartly presented, two bedroom detached bungalow occupying a prime and private position in one of Ripon's most sought-after residential areas. The property reveals light and airy extended accommodation, which is also very versatile, with two ensuite double bedrooms.

Offered to the market with no onward chain, the property also benefits from beautiful established gardens, offering multiple idyllic seating areas, along with a single garage, driveway parking and a stocked front garden.

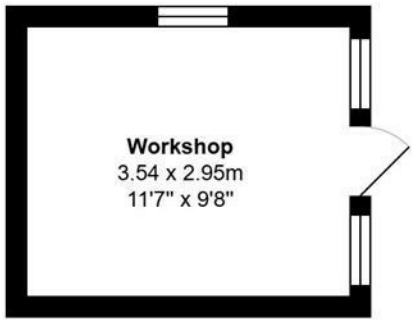
The property is well placed for Ripon's amenities, with supermarkets and restaurants just a short walk away. There is also the 36 Bus route close by, which runs regularly to Harrogate and Leeds. Ripon itself is located within ease of transport links, with the A19 and A1 being just a short drive a way. Lovely countryside and riverside walks are also available on the doorstep.

On entering the property, there is a spacious entrance hall with a WC and large cupboard, providing handy storage. With double aspect windows flooding the room with natural light, the lounge/diner is generous in size, with a fireplace and gas fire. The extended breakfast kitchen is fitted with a range of wall and base units, with a rear access door and lovely views of the rear garden. There is also ample space for a dining table. The main bedroom is a generous double with a spacious dressing area, fitted wardrobes and a fully tiled ensuite shower room fitted with a white suite. There is a further well-proportioned double bedroom, with a large bay window, fitted storage and a fully tiled ensuite shower room, again fitted with a white suite. Both bedrooms are neutrally decorated throughout and stylishly finished. The property also benefits from double glazing throughout and gas central heating

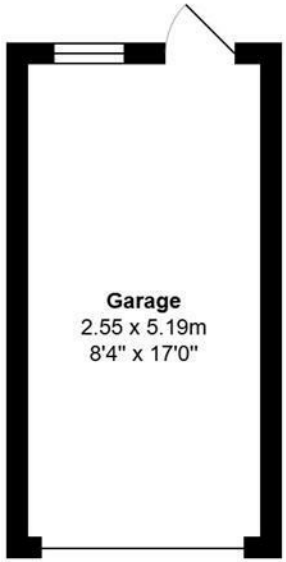
Externally, the property boasts front and rear gardens which are a real delight. To the front of the property, there is a lovely garden with stocked flower beds, hedge borders, a paved pathway to the front door and a driveway giving access to the single garage and providing parking for two vehicles. To the rear, the garden is split level, with stocked flowerbeds and hedge borders offering a high degree of privacy. The lowest level is paved for ease of maintenance with a seating area perfect for outdoor living and entertaining. There is an outhouse providing outdoor storage along with a greenhouse, ideal for avid gardeners. Steps trace up the garden offering access to each level. Paved areas are dotted throughout the levels in the garden offering idyllic seating amongst stocked flowerbeds and enjoying rooftop views.

Bungalows of this calibre are rare to market at this price point, and in such a desirable residential area, an early viewing is advised to avoid disappointment on this charming property.

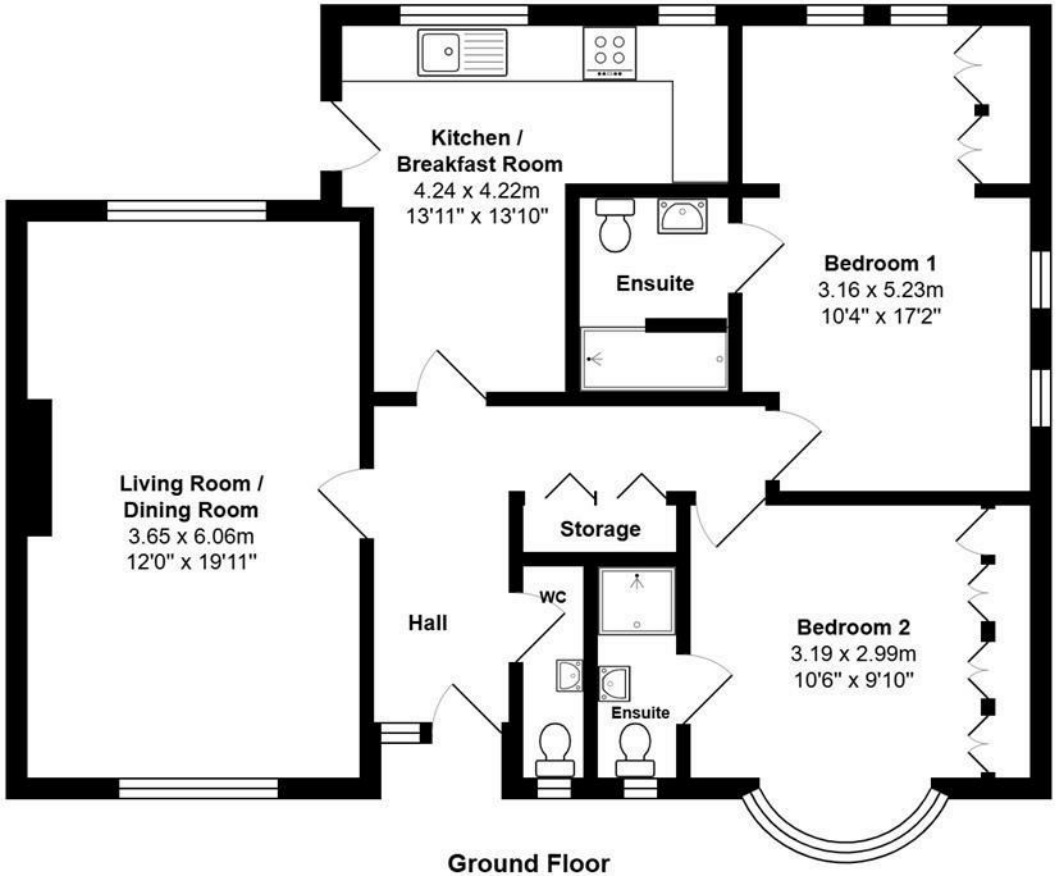
Floorplan



Outbuilding

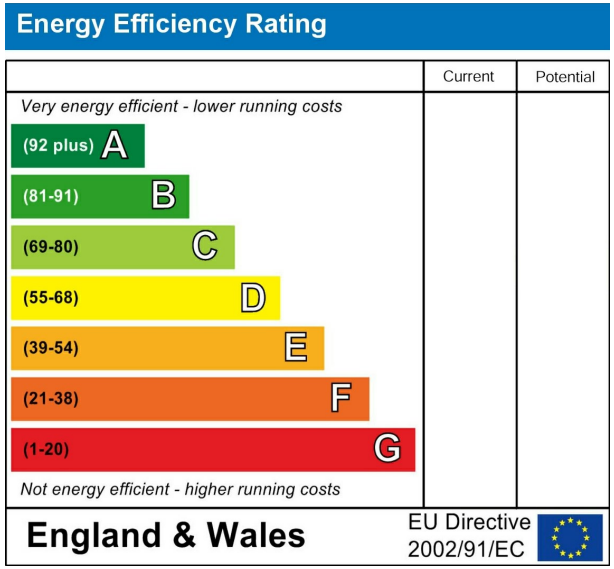


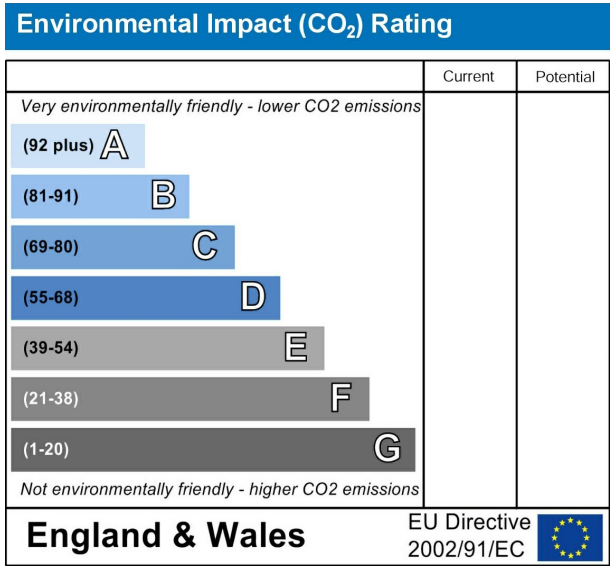
Garage



Ground Floor

EPC





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

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