

Davis
Lund

Lark Hill Close
Ripon
North Yorkshire
HG4 2HT
Offers Over £300,000





Accommodation

A beautifully presented and meticulously maintained semi-detached bungalow, occupying a slightly elevated position in a desirable location.

The extended accommodation feel light and airy throughout and the open plan living accommodation flows seamlessly to create a fantastic entertaining space. The side extension has created a new kitchen and entrance porch, whilst a conservatory has also been added, completely transforming the property and adding flexibility to the accommodation. The bungalow boasts driveway parking and landscaped gardens to front and rear, which again are well maintained.

Steps lead up from the street to the main entrance door, leading to the entrance hall with fitted storage. There is the main living room with fireplace and large feature window, open plan dining area with double doors to the rear garden, fully fitted double aspect kitchen and side porch. The bungalow offers three bedrooms (two generous doubles), a stylish modern shower room and a spacious conservatory, which is accessed from the garden or second bedroom.

Externally there is a well stocked garden to the front of the property and a block paved driveway providing parking. Steps lead to the front door and to a seating area to the side of the bungalow. A pathway continues to the side, giving access to the lovely rear garden. The rear garden is split level, the lower section paved for ease of maintenance, whilst the upper section is well stocked with established shrubs, plants and trees. There is also a small lawn and timber storage shed to the upper section.

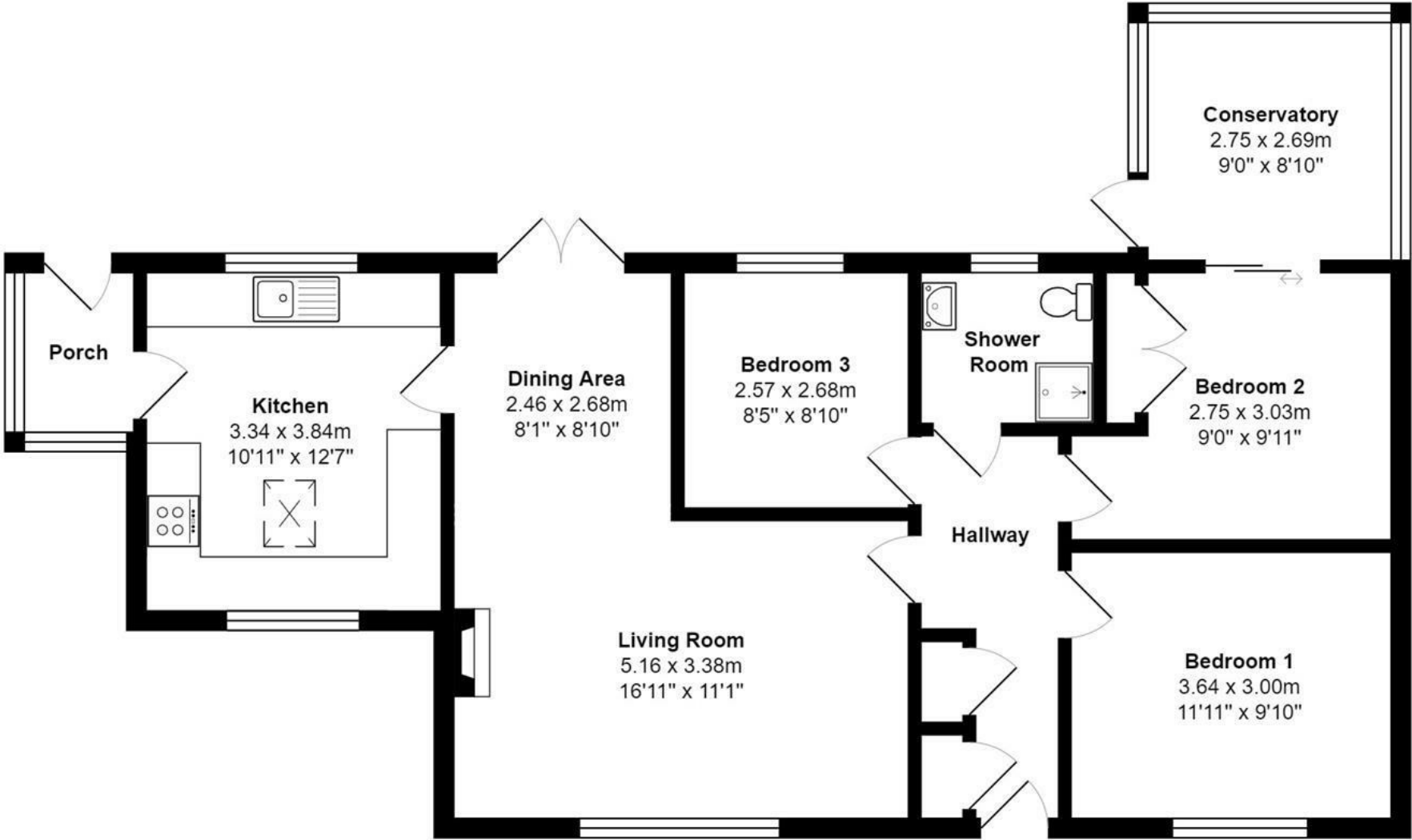
The bungalow is situated on a popular street in a highly sought after area of Ripon. Located on the north western edge of the city, approximately one mile from the city centre, with both the highly regarded Ripon Grammar School and Outwood Academy just a short walk away.

This deceptive bungalow requires an internal viewing to appreciate the space and quality on offer.



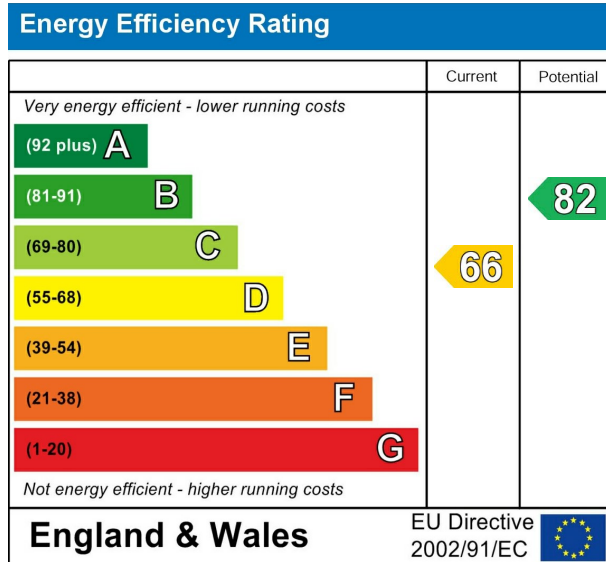


Floorplan





EPC



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

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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