

**Davis
Lund**

College Road
Ripon
North Yorkshire
HG4 2HE

Guide Price £425,000





Accommodation

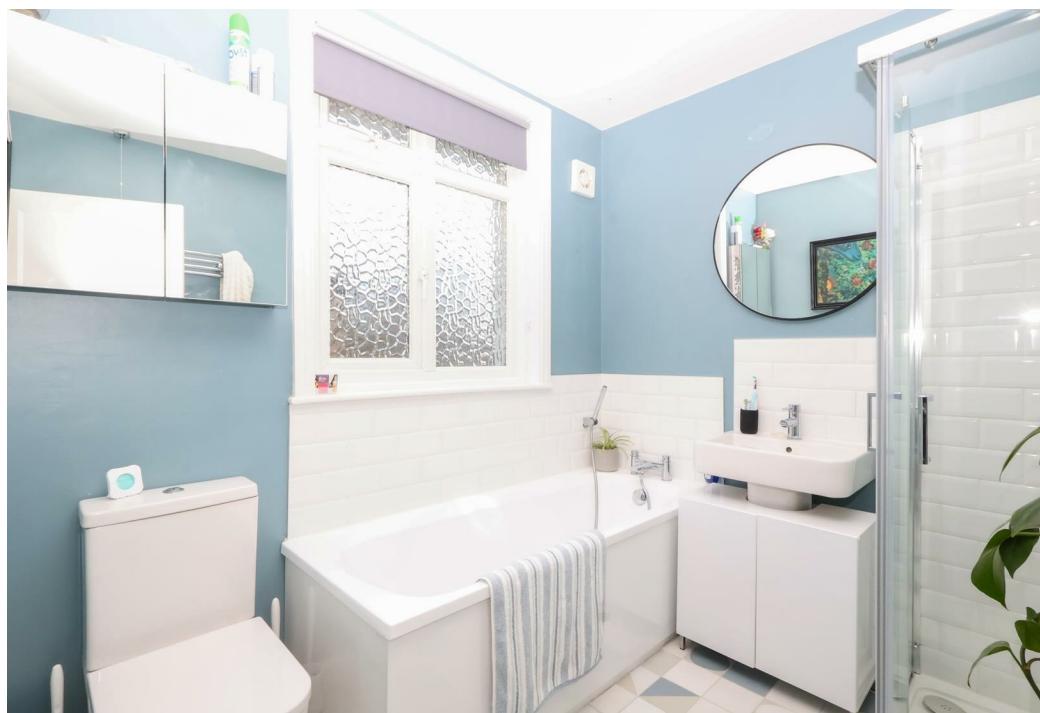
A beautifully presented, three bedroom semi-detached family home, revealing spacious and immaculately kept accommodation arranged over two floors. The property has been much improved and extended/reconfigure to the ground floor by the current owners, meaning the property now reveals a stylish and flexible layout, which is sure to suit a range of potential purchasers.

The house is conveniently located close to the city centre and an array of shops, restaurants and amenities. It is also perfectly placed for Ripon's highly regarded junior and secondary schools, including the Ripon Grammar School being just a short walk away.

Entering the property, there is a grand entrance hall, with stairs rising to the first floor and understairs storage. There is a good size living room to the front of the house, with a large bay window, fitted storage and cosy log burner. The elegant dining room offers wood flooring, leading open plan into the breakfast/family area. The breakfast area is a great space for family living and dining with patio doors giving access to the rear garden. There is a utility/WC, whilst the stylish kitchen completes the downstairs layout, coming fitted with a variety of modern units and integrated appliances. Rising to the first floor, there is a landing with loft access, two generous double bedrooms with fitted storage and a further good size single bedroom, large windows throughout give the bedrooms a wonderful light and airy feel. The bathroom, part tiled and fitted with a white suite, includes a bath with hand-held shower and a separate shower cubicle.

Externally, the property has good size front and rear gardens with hedge borders. The front garden is mostly lawned, with a pathway leading to the front door and side access gate leading to the rear garden. The rear garden is fully enclosed and partially lawned, with a paved area, perfect for outdoor living. There is a raised flower bed and handy storage space to the side of the house. On street parking is available to the front of the property and the property benefits from gas central heating.

Freshly decorated and immaculately maintained, properties of this calibre are rare to market at this price point. An early viewing is advised.

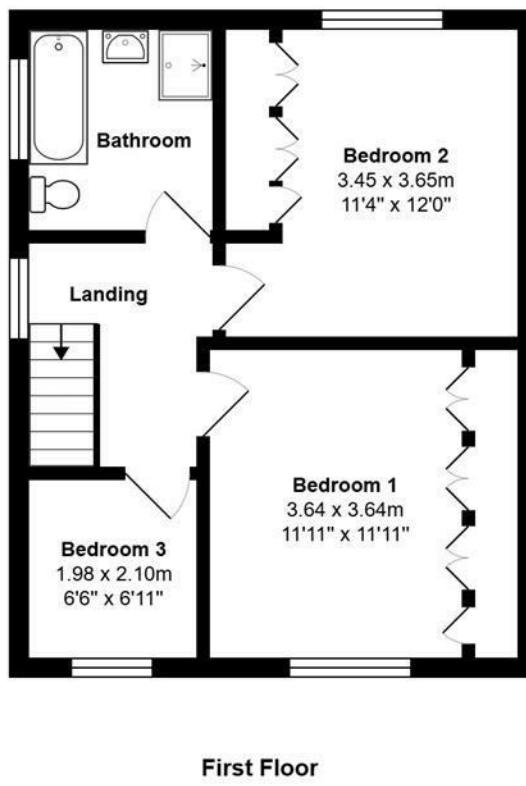




Floorplan

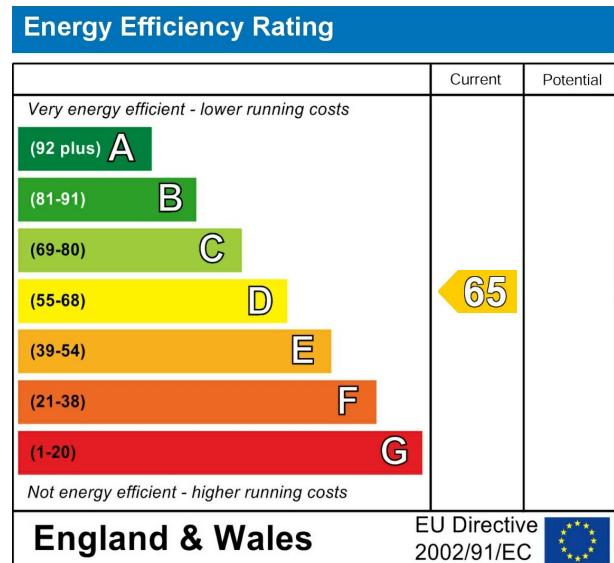


Davis
Lund





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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

