

**D**avis  
**L**und

Claro Road  
Ripon  
North Yorkshire  
HG4 1QB  
Guide Price £190,000





## **Accommodation**

A stylish and immaculately presented three bedroom terraced house, revealing a spacious interior, off street parking and a fantastic size rear garden. This lovely family home offers great value for money and it is sure to be of interest to a range of purchasers, including first time buyers looking for a turn key property.

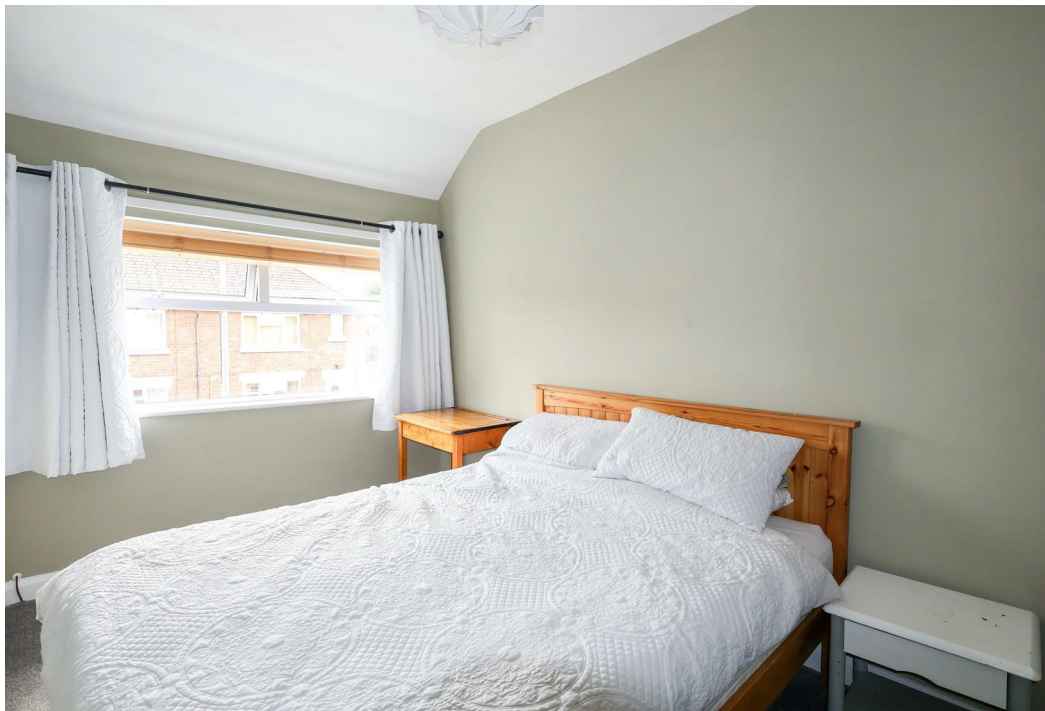
The property occupies a handy location with ease of access to the city centre and all of Ripon's shops, restaurants and amenities. The house is also located close to the Ripon Leisure centre, which now houses the new swimming baths. The property is ideal for walkers, with lovely riverside and canal side walks close by, whilst there is even a play park around the corner.

On the ground floor there is an entrance hall with stairs rising to the first floor and access to the living room, with fitted storage and shelving. There is a kitchen/diner to the rear of the house, fitted with a range of modern units and housing the gas central heating boiler, whilst there is further understairs storage and double doors to the rear garden. To the first floor there is landing with loft access hatch, leading to the boarded and carpeted loft space, with two skylights, power and light. There are three bedrooms (two doubles and one single) and the stylish bathroom, recently re-fitted with a modern white three piece suite, including a bath with shower and glazed screen over.

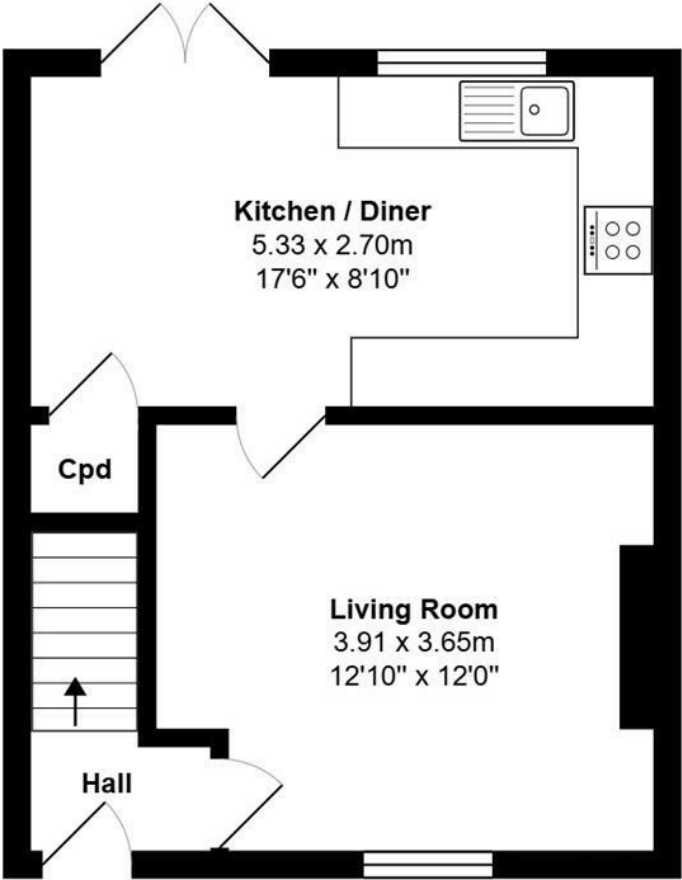
Externally there is block paved parking (with electric charger point) to the front of the house, whilst access is available to the lovely enclosed rear garden. The garden is a great size and mainly laid to lawn, with two decked seating areas and a fantastic insulated garden room, currently utilised as a home office, but no doubt ideal for a number of uses and coming fitted with power and light.

This deceptively spacious house is sure to attract high levels of interest, and an early viewing is advised on this lovely home.

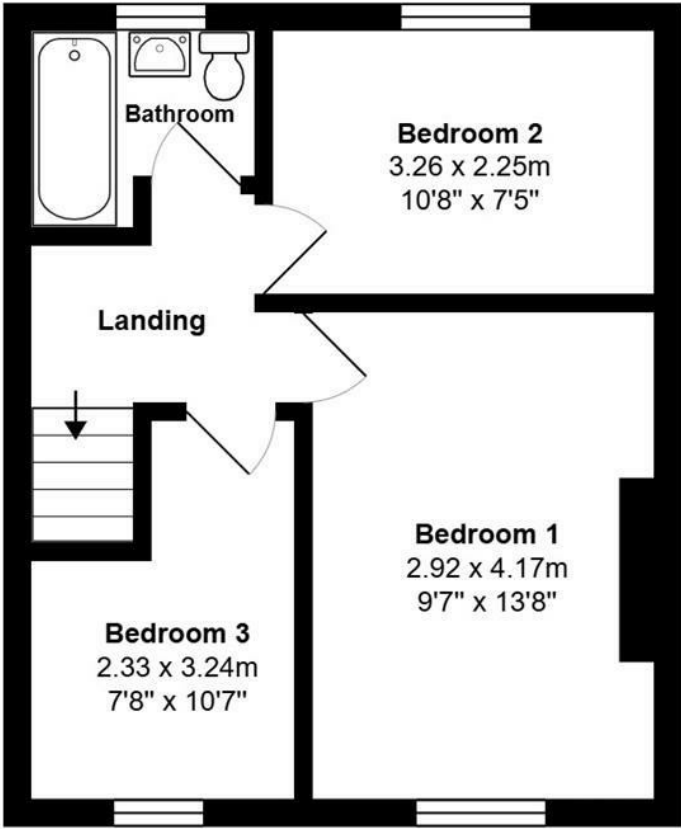




Floorplan



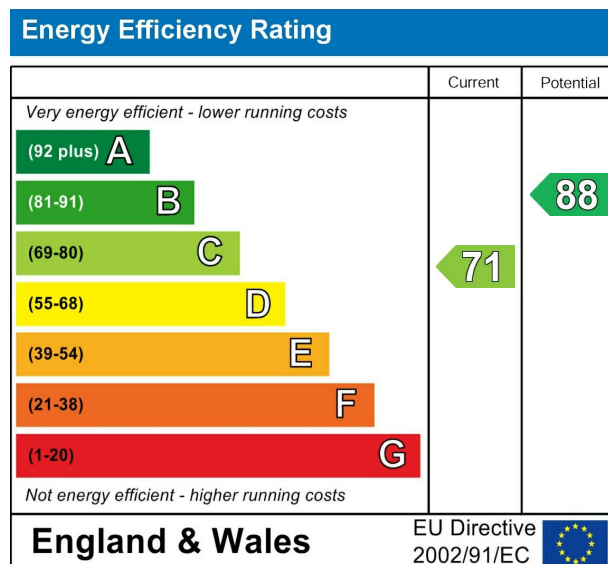
Ground Floor



First Floor



## EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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