

Davis
Lund

Princess Royal Road
Ripon
North Yorkshire
HG4 1TQ
Guide Price £260,000





Accomodation

A smartly presented three-bedroom semi-detached family home, situated on a good size plot and skilfully extended to the rear, which has added both additional space and flexibility to the downstairs layout.

The house has been much improved in recent years, including the fitting of a contemporary kitchen, stylish house bathroom and EV charger. Situated on a generous plot and boasting parking for several vehicles, there is also a good size enclosed rear garden.

On the ground floor there is an entrance porch, leading to an inner hallway, with stairs rising to the first floor and access to the living room. The extended, open plan kitchen/diner/family room is located to the rear of the house, with a large store cupboard and bi-fold doors to the rear garden. The stylish kitchen is fitted with an extensive range of modern units, including some integrated appliances, whilst also housing the gas central heating boiler. An under stairs storage cupboard offers further handy storage. To the first floor there is a landing with loft access, which is fully boarded, main double bedroom with space for a superking bed, two futher bedrooms one with wired internet ideal for a home office and the modern fully tiled house bathroom, fitted with a white suite, including a bath with shower over.

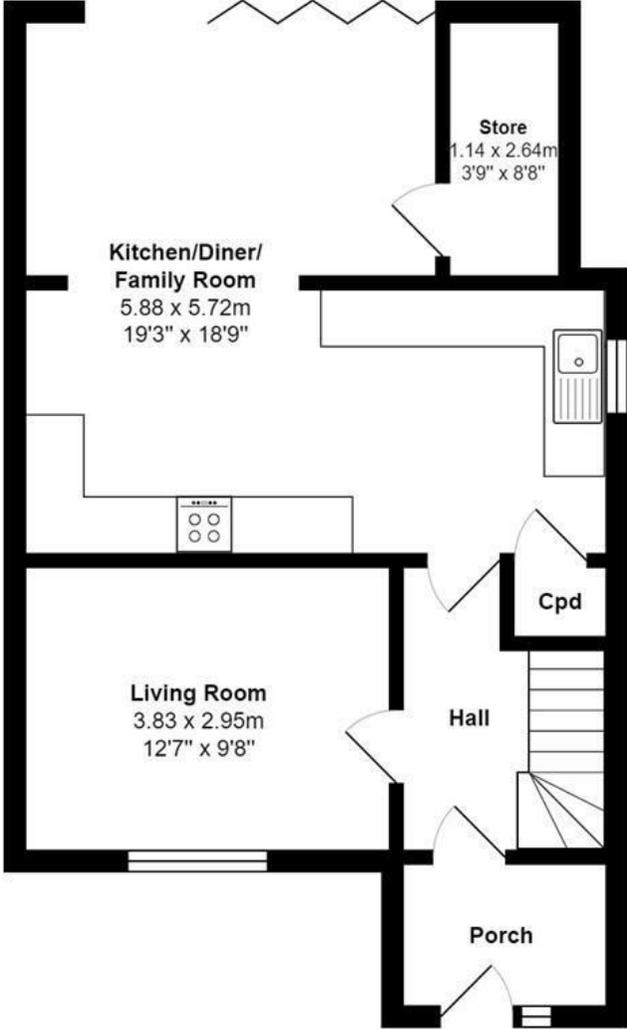
Externally a resin driveway provides parking for several vehicles, whilst there is an enclosed lawned garden and access to the front door. Gated access is available to the side of the house, leading to the enclosed rear garden. The garden is laid to lawn and ideal for families with pets or children, whilst the garden also attracts plenty of sunshine. The property also benefits from an EV charging point, double glazing throughout and gas central heating which can be controlled remotely, through an app.

An early viewing is advised on this highly desirable home, which is competitively priced and sure to suit a range of potential purchasers.

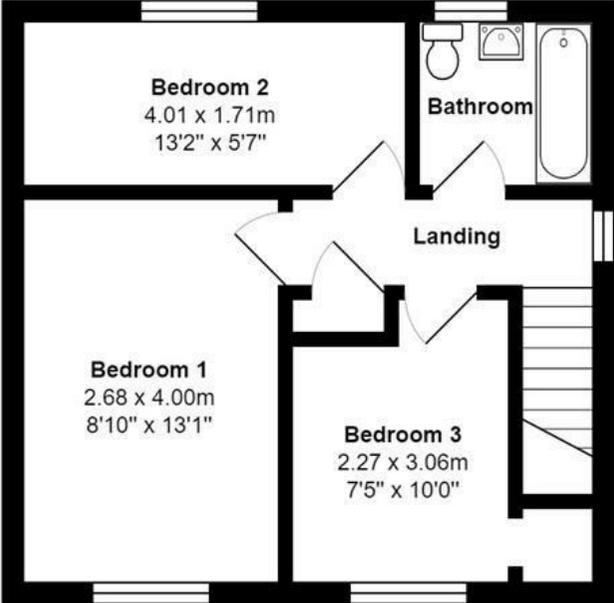




Floorplan



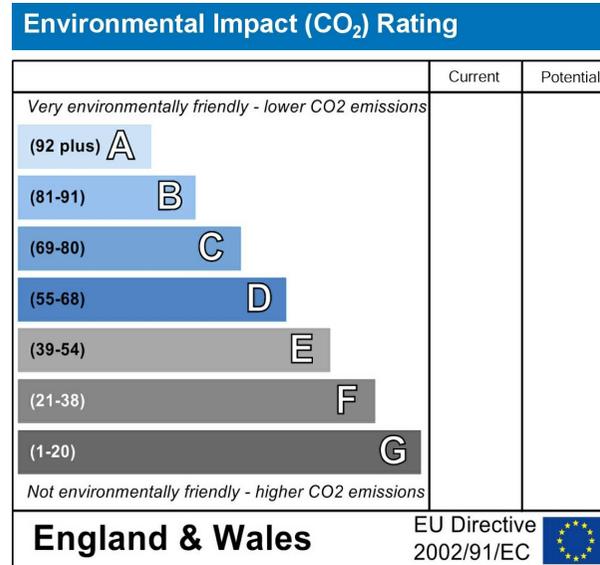
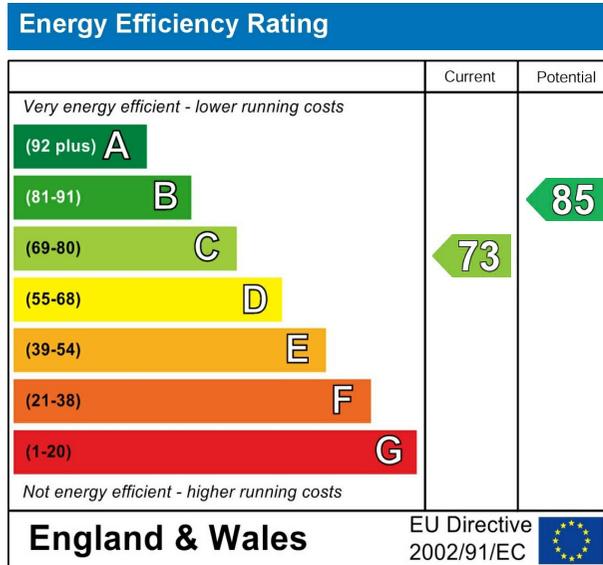
Ground Floor



First Floor



EPC



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

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