

Davis
Lund

Bishopton Lane
Ripon
North Yorkshire
HG4 2QN
Guide Price £450,000





Accommodation

An exciting opportunity to purchase an attractive house with scope to modernise and renovate to personal taste, situated on an extensive plot of approximately 0.19 acres and being located in a highly sought after area.

The detached house offers extensive lawned gardens and parking for several vehicles. Due to the large plot, there is the scope to extend whilst having very little impact on the outside space, subject to necessary consents of course.

On the ground floor there is an entrance hall with fitted storage and stairs rising to the first floor, double aspect living room with fireplace and double doors to the rear garden, dining room, kitchen with a range of fitted units, outside storage and utility area, which was previously a downstairs WC. To the first floor there is a landing with loft access hatch, three bedrooms (two with fitted storage), a shower room and further house bathroom.

Externally there is an open lawned garden to the front of the house, with double gates giving access to the driveway parking for several vehicles. There is an extensive range of outbuildings to the side of the house, whilst the generous size fully enclosed rear garden is laid to lawn and a blank canvas for the new owners.

The house is situated on a popular street in a sought after area of Ripon. Bishopton Lane is located on the 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.

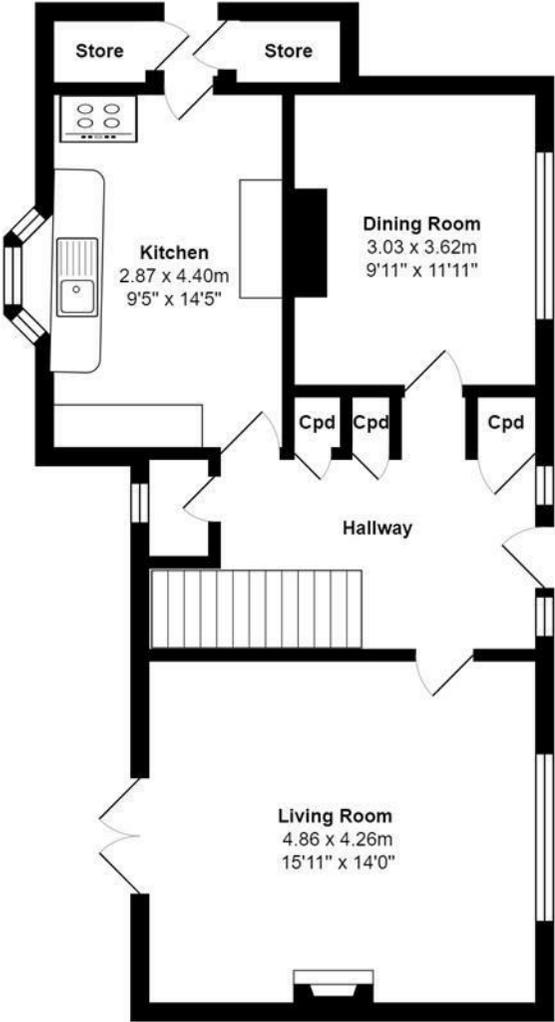
The site offers ease of access to transport links, including Harrogate and Leeds, plus further afield, with the A1M link easily accessible. Shops and amenities are available close by, whilst there are also beautiful countryside walks on the doorstep.

Sold with no onward chain, a viewing is advised to appreciate the potential on offer.

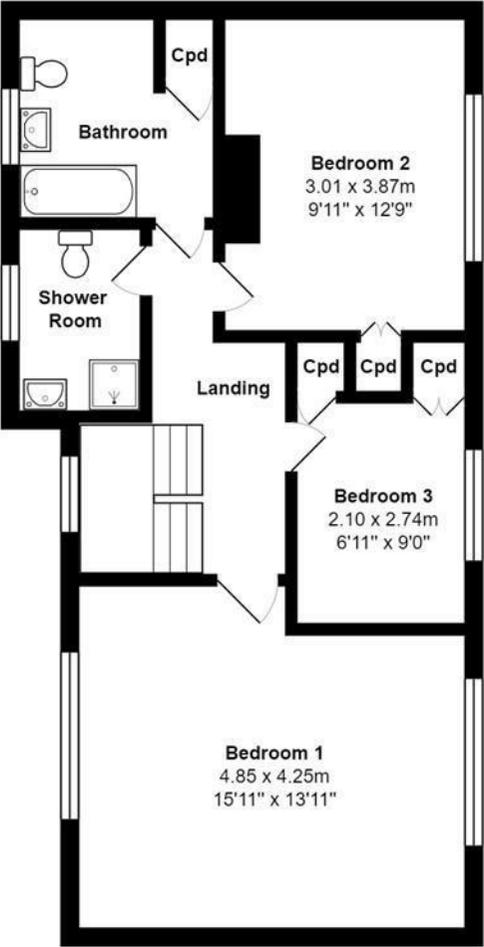




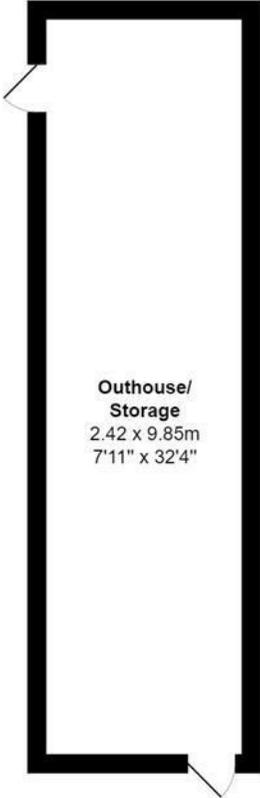
Floorplan



Ground Floor



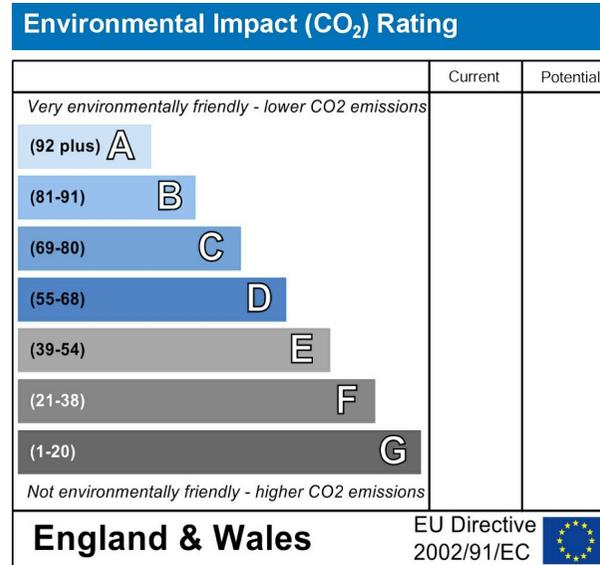
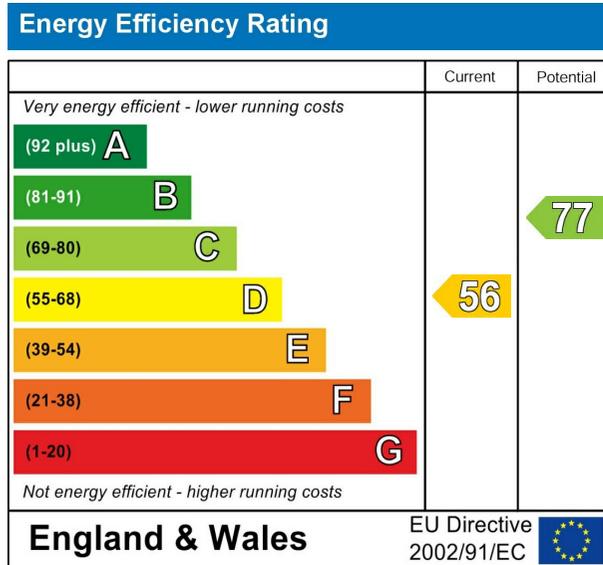
First Floor



Outbuilding



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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