

Davis
Lund

Wakeman Road
Ripon
North Yorkshire
HG4 1SE

Guide Price £220,000





Accommodation

A neatly presented three bedroom family home, offering good size, low maintenance gardens and a handy central location. The house reveals a neutrally decorated interior and well-proportioned rooms throughout, so is sure to appeal to a variety of purchasers.

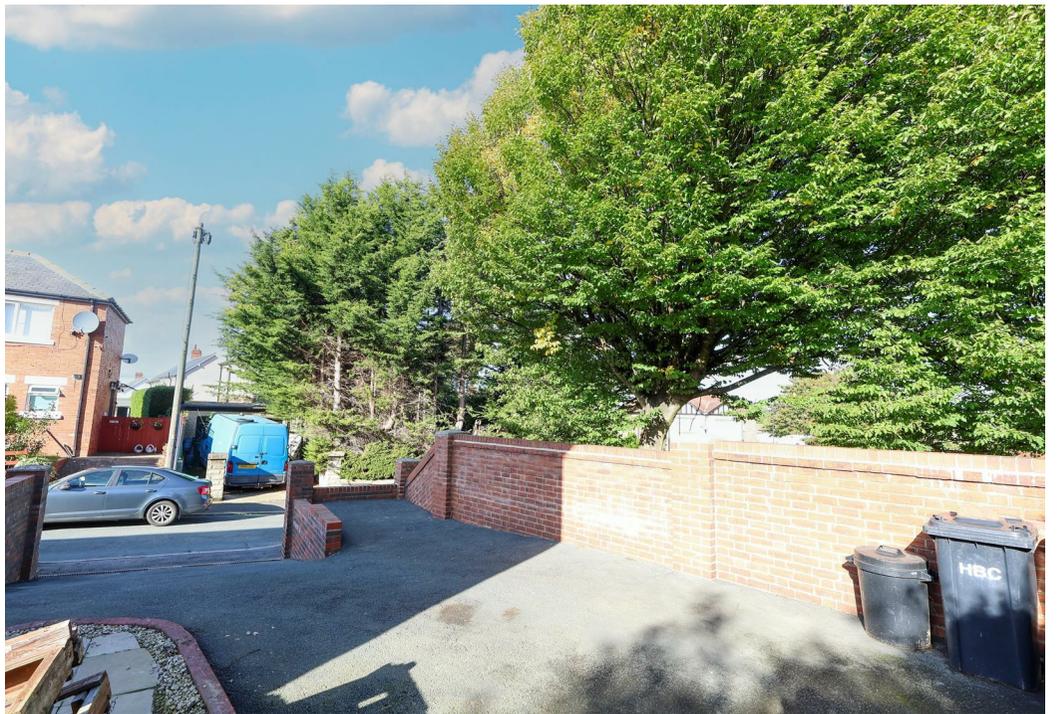
The house is located close to the city centre, affording ease of access to all of Ripon's shops, restaurants, schools and amenities. The property is also situated very close to the Ripon Leisure centre, which also houses the new swimming baths. The Ripon bypass is also available within seconds, making the property ideally placed for commuters as well.

Entering the property is an entrance hall with a tiled floor and stairs rising to the first floor, double aspect living room with an attractive feature fireplace, good size kitchen with modern fitted units and under stairs cupboard providing further storage, whilst a door leads to the rear garden and the fully tiled family bathroom, fitted with a white suite including a bath with shower over. To the first floor there is a landing with loft access hatch, three double bedrooms (one with fitted storage) and an upstairs WC, fitted with a white toilet and basin. The property also benefits from double-glazing throughout and gas central heating

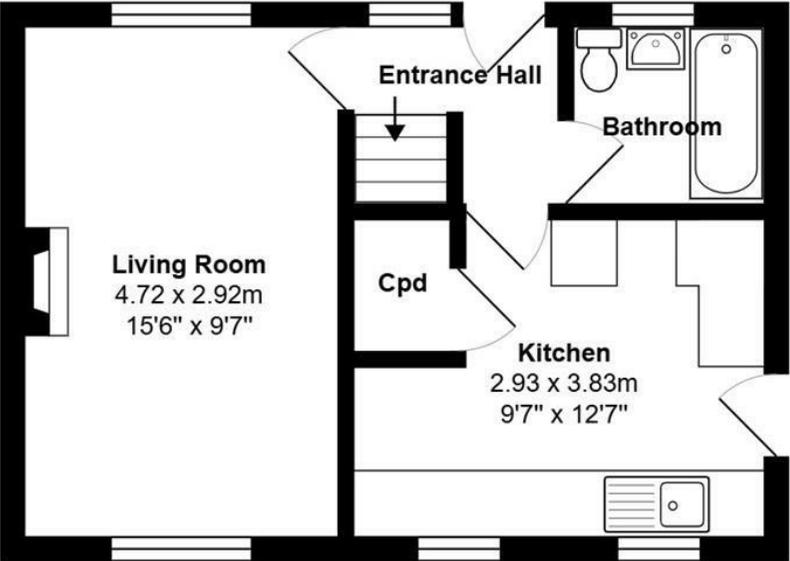
Externally, a driveway and steps lead to the front garden, which is gravelled for ease of maintenance. The lovely rear garden is partially enclosed, with fenced and walled boundaries, affording a high degree of privacy in places. The driveway leads up to a large parking area with space for multiple cars and it is quite rare for properties to offer so much parking, in this area and budget.

The property offers generous size accommodation for the price bracket and it is sure to appeal to a variety of purchasers, including first time buyers and investors looking for a rental property, so an early viewing is advised on this chain free home.

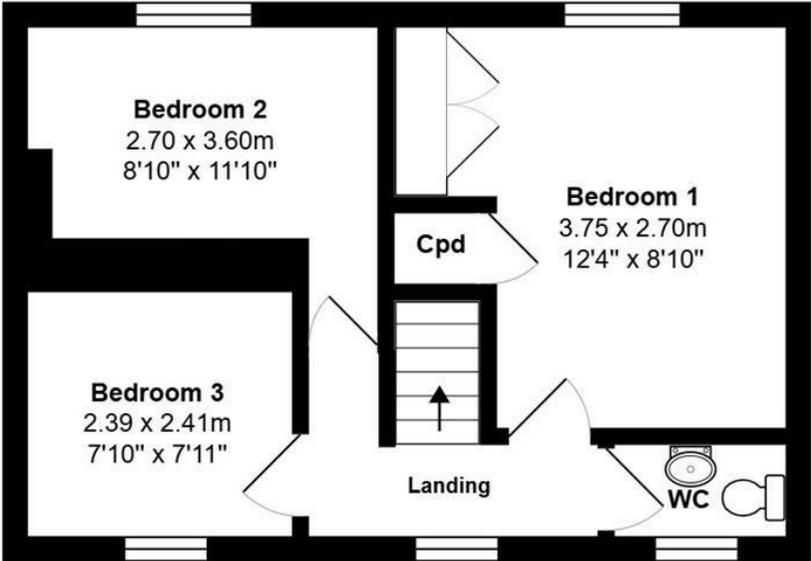




Floorplan

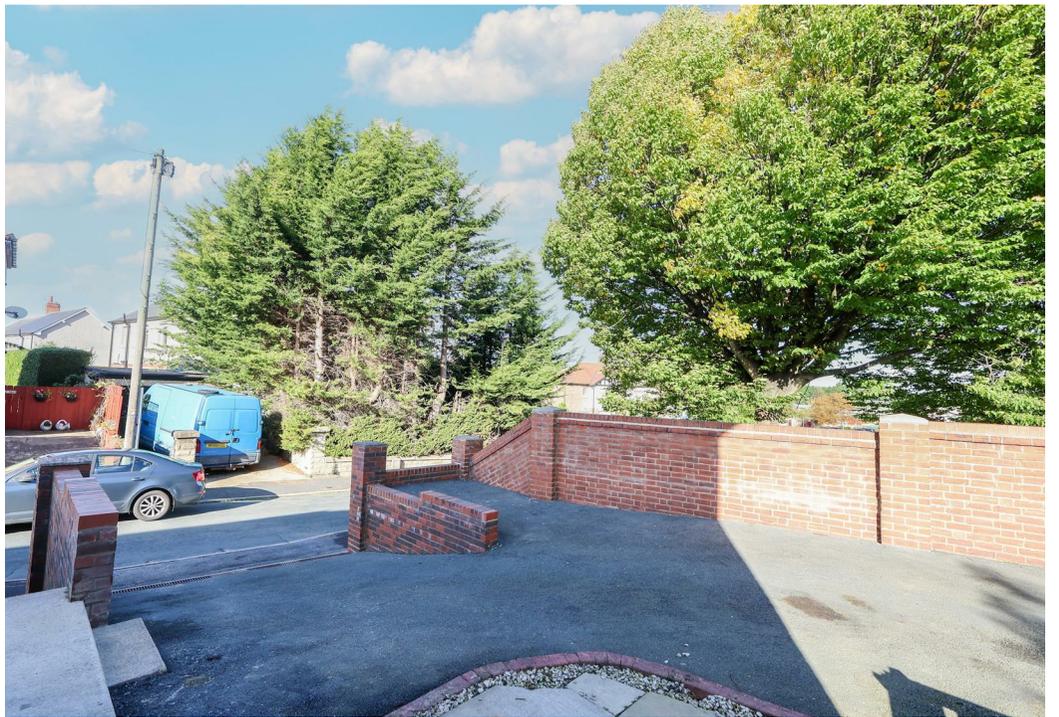
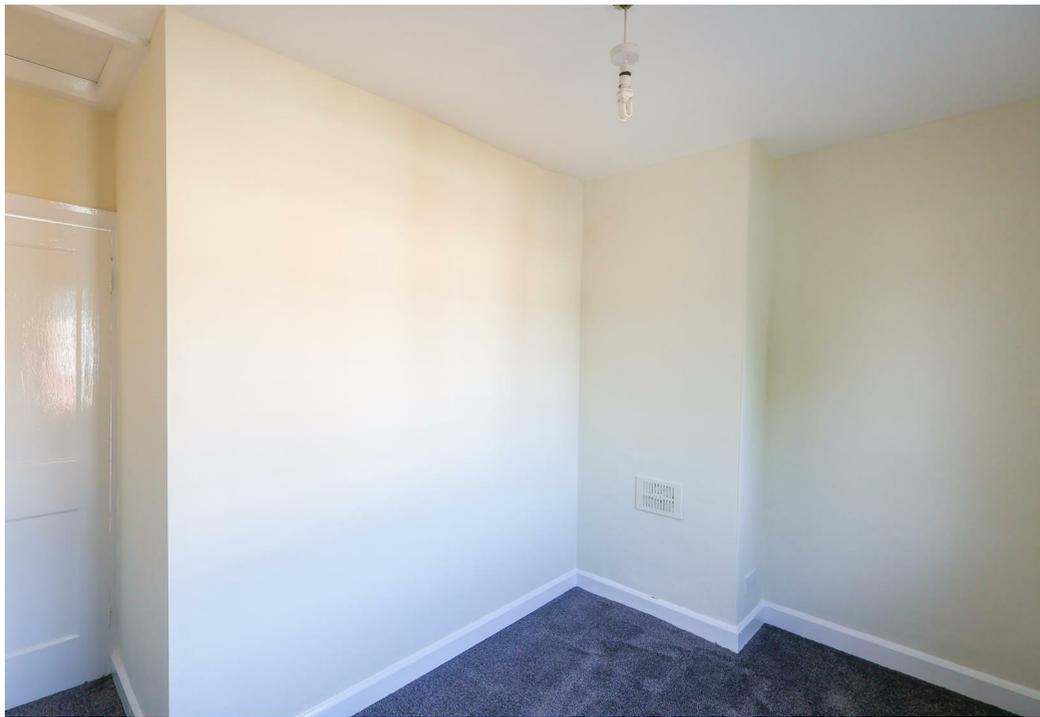


Ground Floor



First Floor





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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