Davis Lund

Penny Lane
Ripon
North Yorkshire
HG4 1HG

Offers Over £500,000

Accommodation

A most deceptive and extremely versatile detached bungalow, located to the head of a quiet and highly desirable cul-de-sac, just a short walk from the centre and offering a lovely setting, to the northern fringe of the city.

The substantial bungalow has been well maintained and much loved, revealing immaculate accommodation throughout. Unassuming from the road side, the property reveals an extensive and very deceptive layout, with two ground floor bedrooms and further loft space. The bungalow also sits on a very generous plot, with lovely well kept gardens, a double garage and car port, plus vehicle parking for numerous vehicles.

The main entrance door leads to a spacious entrance hall with two handy storage cupboards, whilst a door and steps lead down into the good size living room, flooded with light through two large bay windows and offering a fireplace with gas fire. The space leads open plan into the dining room, with double doors leading to the rear garden and steps up into the breakfast kitchen, which comes fitted with a range of units and also offers space for a table. The utility room houses the gas central heating boiler, whilst offering space and plumbing for a washing machine and dryer, plus a door leading to the rear garden. The main bedroom is a great size, offering a dressing area and modern ensuite shower room. A further bedroom with fitted wardrobes and a bathroom with Jacuzzi bath completes the downstairs layout. To the first floor there is a converted loft space, which has served a number of uses over the years, including as an office space and sleeping area for guests, whilst also offering extensive eaves storage.

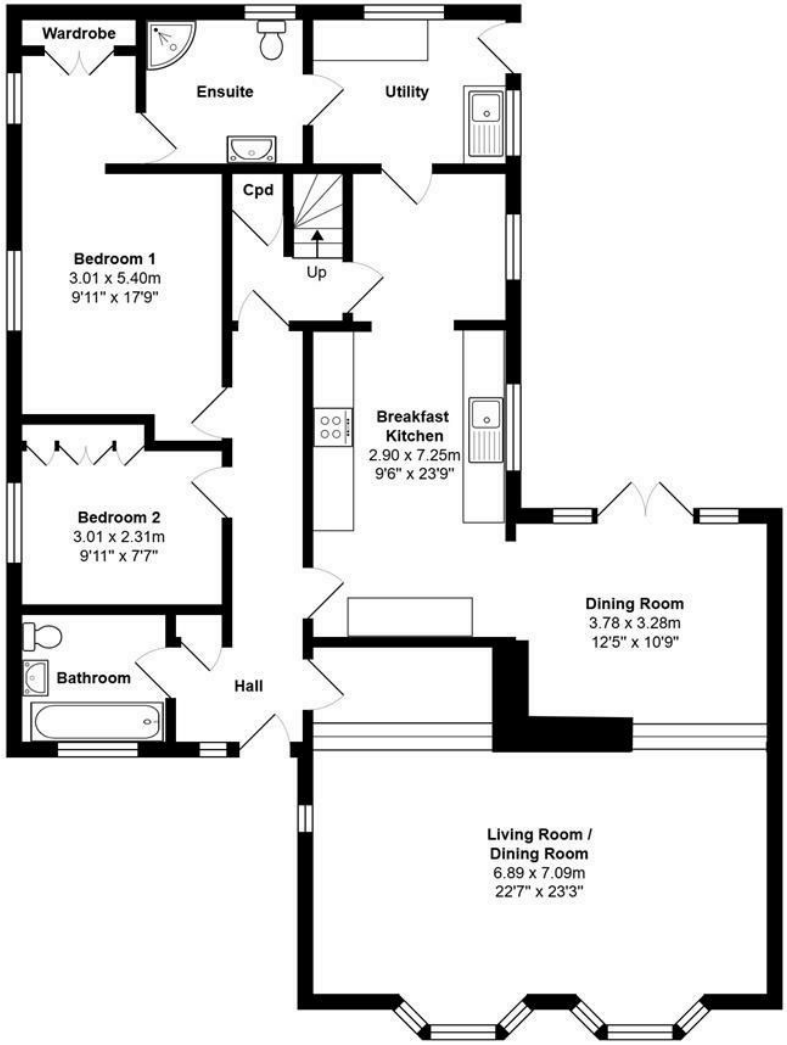
Stepping outside, there is an open garden to the front of the bungalow and large driveway, which continues to the side of the property, providing parking for numerous vehicles and leading to the garage and carport. Steps lead down to the enclosed rear garden, which offering a high degree of privacy and a lovely space to dine and entertain. The garden is part laid to lawn, with a large paved patio and stocked shrub and plant borders. A further concealed area to the rear of the garage offers a smaller garden and storage shed.

The bungalow is located in a small cul-de-sac and situated in one of Ripon’s most sought after residential areas. The property is well placed for Ripon’s secondary schools, with both the Outwood Academy and the highly regarded Ripon Grammar School just a short distance away. Shops and amenities are available close by, whilst the house is also ideally placed for countryside walks.

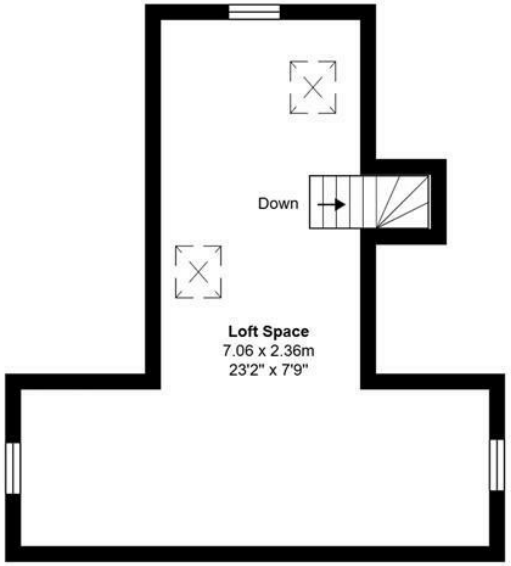
Properties of this quality are rare to market and an internal inspection is required to appreciate the deceptive space on offer, with this delightful home.

S E A

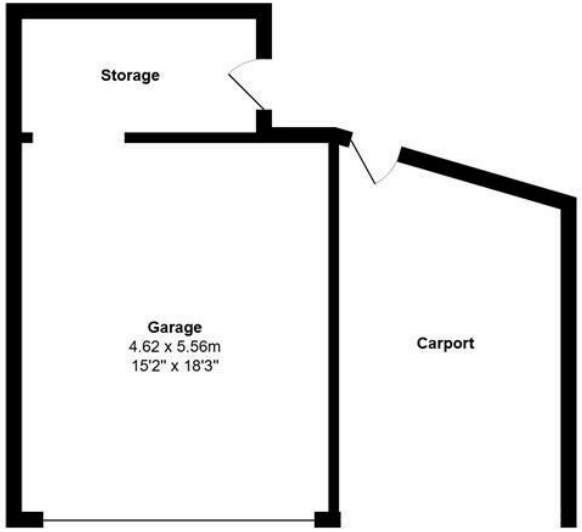
Floorplan



Ground Floor

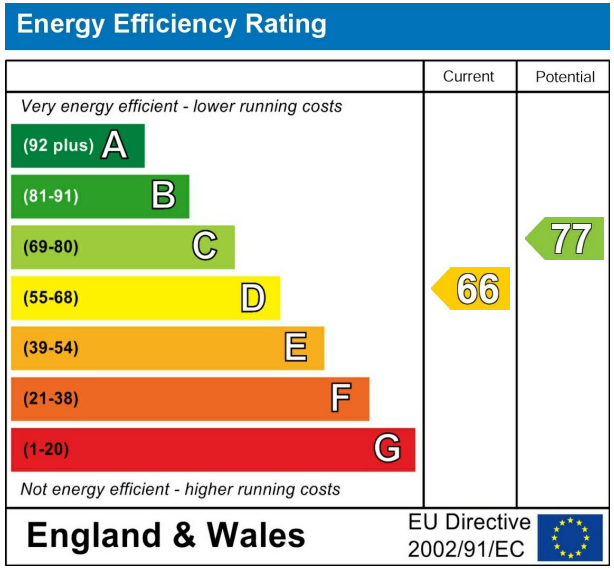


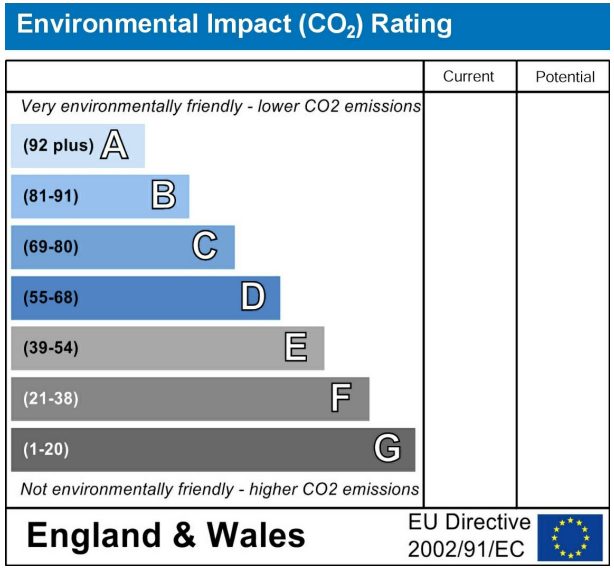
First Floor



Outbuildings

EPC





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