

Davis
Lund

Hillshaw Park Way
Ripon
North Yorkshire
HG4 1JT

Guide Price £250,000





Accommodation

A neatly presented three bedroom end-terraced house, nestled in a highly sought after residential area and being just a short walk from Ripon city centre. The property offers a delightful landscaped rear garden, whilst it has also been extended to the rear, with a good size conservatory being added.

The property is ideally placed for Ripon's amenities, with several supermarkets, primary schools and an array of restaurants available just a short walk away. Ripon itself is located within ease of access of the A1 and A61, making the property ideal for commuters. There are also lovely countryside and riverside walks on the doorstep.

On entering the property, there is a porch with fitted cupboards providing handy storage. With a large window giving the room an airy feel, the lounge is a good size, with stairs rising to the first floor and leading open plan into the spacious kitchen/diner. The kitchen is fitted with a range of units, some appliances and tiled splashback, with ample space for a dining table. From the kitchen, the property is extended to the rear, now offering a versatile conservatory, providing a further seating/dining area, with patio doors giving access to the rear garden. Rising to the first floor, there is a landing with loft access, two double bedrooms, one with fitted storage, a further single bedroom and stylish house bathroom. The bathroom is part tiled and fitted with a white suite, including bath with glazed screen and shower over. The property also benefits from double glazing throughout and gas central heating.

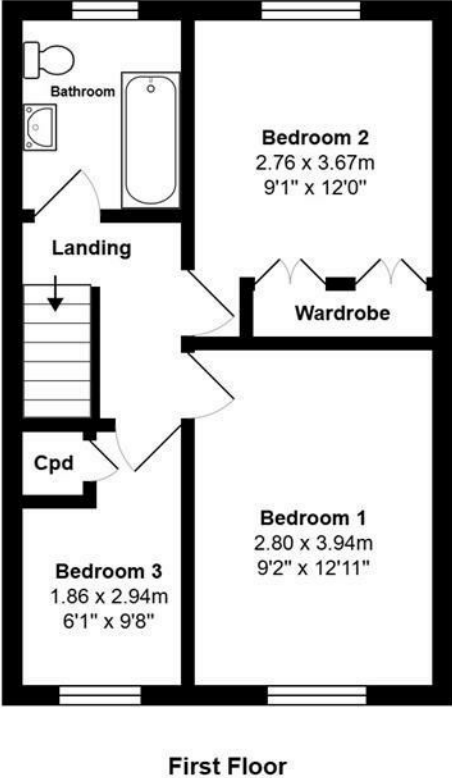
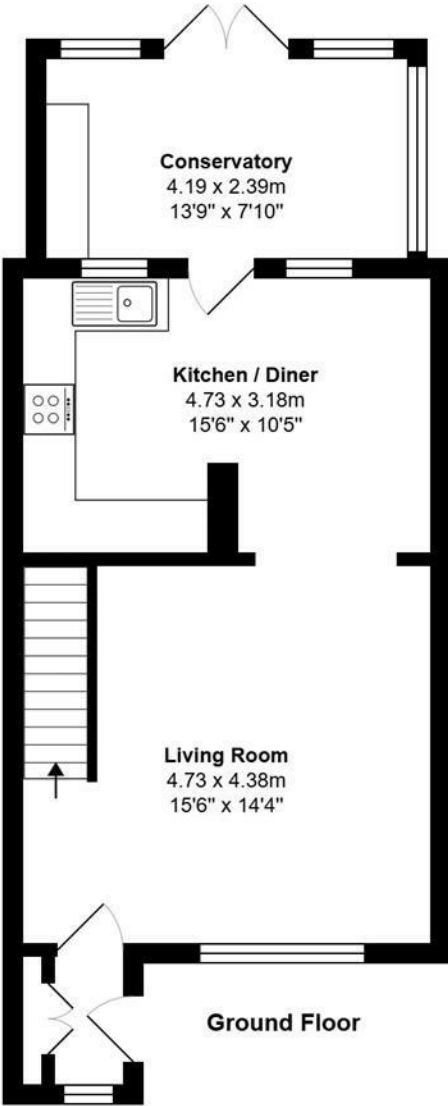
Externally, the property boasts a single garage with up and over door, driveway parking for multiple vehicles and a fully enclosed rear garden. To the front of the property, there is a small front garden, with a paved pathway leading to the front door and walled borders. The rear garden is fully landscaped and a real delight, mostly paved and gravelled for ease of maintenance with fenced borders and stocked flowerbeds. A patio area with pergola offers a lovely area for outdoor seating, perfect for those who enjoy entertaining, especially as the garden attracts plenty of sunshine.

Properties of this size are rare to market at this price point, especially in such a sought-after area. The chain free house is sure to appeal to a variety of purchasers, such as first time buyers, investors and those looking to downsize, so an early viewing is advised.







Floorplan





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

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