

**D**avis  
**L**und

Skelton-On-Ure  
Ripon  
North Yorkshire  
HG4 5AF  
Offers Over £300,000





## **Accommodation**

A substantially extended four bedroom end terraced family home, offering a well presented interior and good size gardens, plus a large garage and ample parking.

The property and layout are unrecognisable following a two storey rear extension and further wrap around extension. The alterations have also created a very flexible home, offering options for the new owners.

Located in the highly sought after village of Skelton-On-Ure, both Ripon and Boroughbridge are just a few miles away, whilst access to transport links including the A1 are readily available. Skelton-On-Ure itself is well serviced, including a post office, primary school and church, whilst there is even a play park at the bottom of the street.

On the ground floor there is an entrance porch, cosy double aspect living room with feature fireplace and wood burning stove, dining/family room with stairs rising to the first floor and WC (with limited head height), kitchen/diner with a range of carefully planned modern units and integrated appliances, large garden room overlooking the rear garden and ideal for entertaining, plus a handy storage area with side access door. To the first floor there is a spacious landing, four bedrooms and the modern house bathroom, fitted with a white suite including both a bath and separate shower cubicle.

Externally there is a good size low maintenance garden to the front of the house, meaning the property is set back from the road, whilst a gate and pathway lead to the front door. The rear garden is fully enclosed and a real delight, part laid to lawn and offering seating areas for all weathers, including a fully covered space which flows off the garden room. To the bottom of the garden access is available to the good size garage (4.67 x 4.63 (15'3" x 15'2")), with a door from the garden and further up and over access door off the main street. The garage has power and light, whilst there is also further storage in the loft space. Beyond the garage there is parking, whilst a large gate gives access to a further hard standing, which could be utilised for further parking.

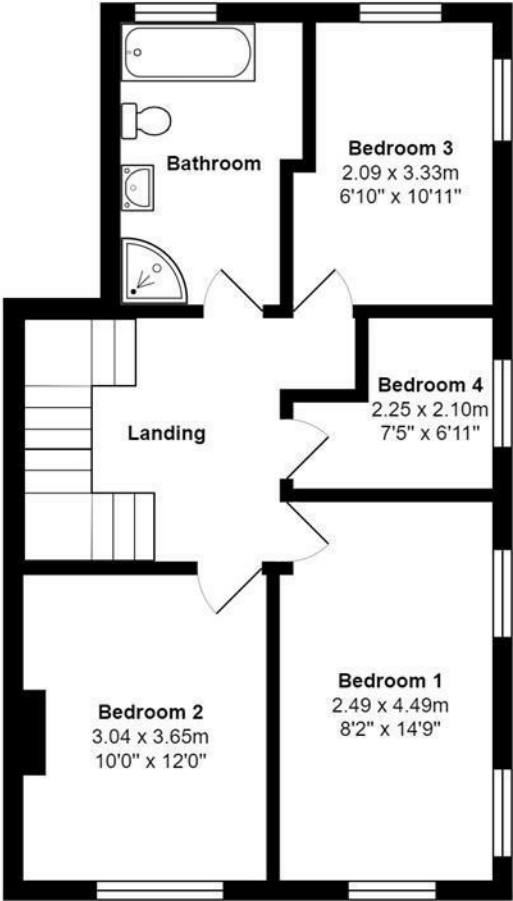
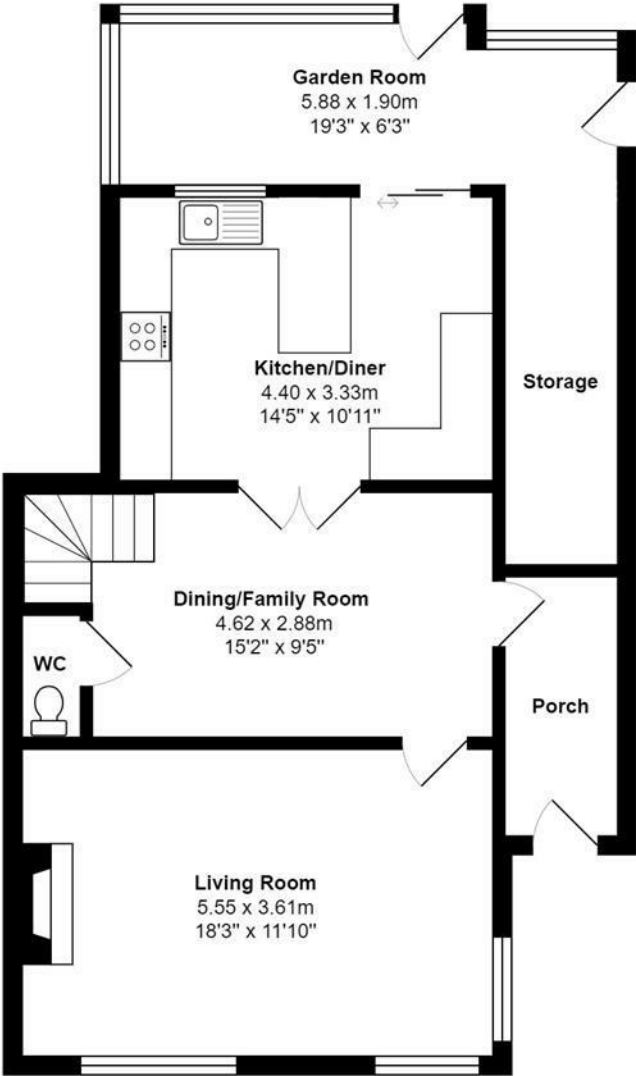
The house is fitted with a modern electric heating system, whilst the hot water is run off a boiler which is fuelled from canister gas, the tanks being concealed out of view. Skelton-On-Ure is not serviced by mains gas and whilst the current owners find the system very economical, the new owners could investigate other heating options, should they wish.

At almost 1500 square foot of accommodation, it is very rare for a property of this size to come to market in this price bracket, especially in such sought after village and an internal viewing is essential to appreciate the value for money on offer.



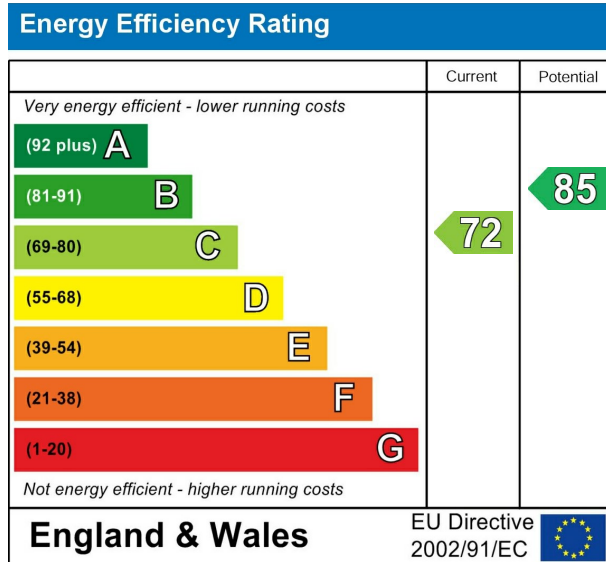


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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