

Davis
Lund

Littlethorpe
Ripon
North Yorkshire
HG4 3LG
Guide Price £387,500





Accommodation

A smartly presented detached three bedroom house, occupying a lovely village setting and revealing skillfully extended and immaculately presented accommodation.

The house sits on a tree lined street, set back from the road and offering a lovely outlook, being on the edge of open countryside. The extension has added both space and flexibility, meaning the property is now sure to attract a range of potential purchasers.

The house offers a handy location, providing a village feel and atmosphere, whilst offering ease of access to shops, amenities and the Ripon bypass being only a short drive away. The property is also ideally placed for those with dogs or an active lifestyle, offering lovely countryside walks on the doorstep.

On the ground floor, the main entrance door leads to a good size entrance porch/boot room, providing handy storage space and with a tiled floor, it is ideal for village life. The entrance hall beyond offers stylish WC facilities, whilst stairs rise to the first floor and there is an understairs storage cupboard. The main living room is a great size, with a large bay window and fireplace. A further dining/family room has been added with the extension, a multi-functional room, with a pitched ceiling, skylight and exposed brick feature wall. The kitchen completes the downstairs layout, fitted with a range of modern units and also offering a further side entrance door. To the first floor, there is a good size landing with loft access hatch, three generous bedrooms and the modern house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over.

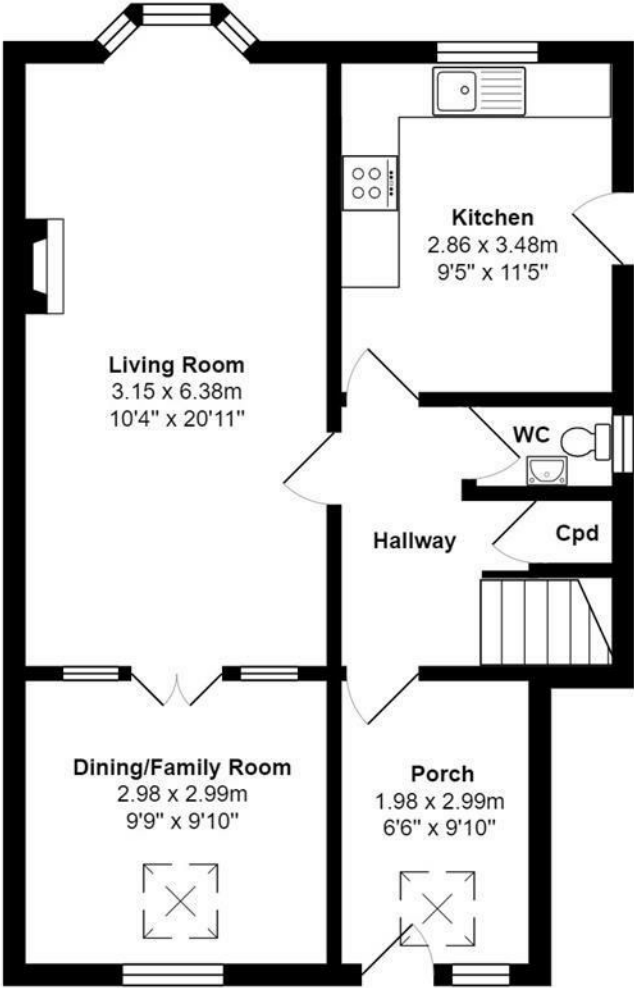
Stepping outside, a gravelled driveway gives access to the single garage. Gated access is available to the enclosed low maintenance front garden, fully paved and with a pathway leading to the side of the house. The established rear garden is a real delight, again enclosed, but this time mainly laid to lawn, whilst a patio entertainment area makes the most of the sun.

Houses in this sought after area are rare to market and an early internal viewing is essential on this lovely home.

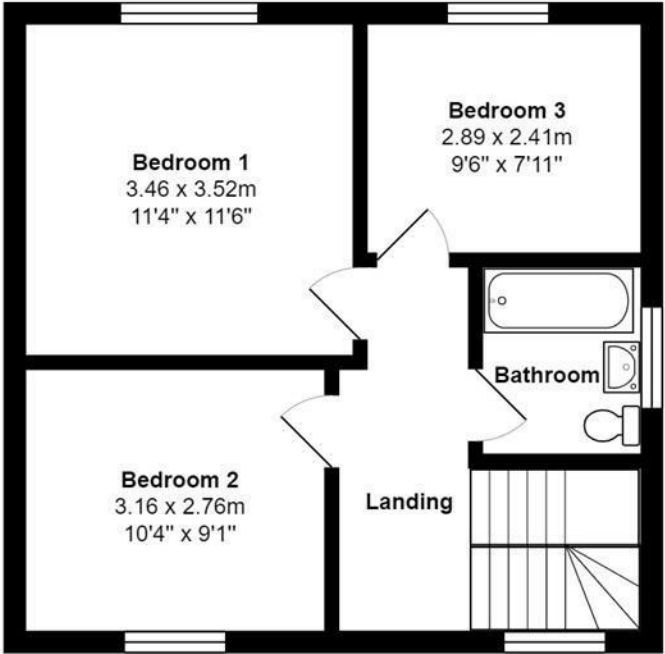




Floorplan



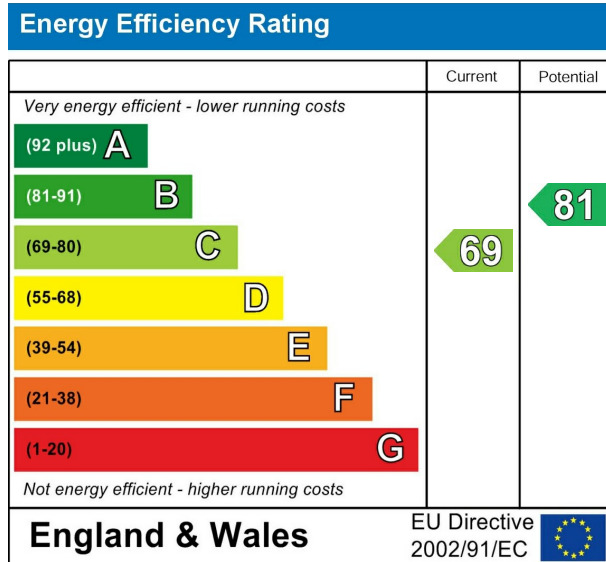
Ground Floor



First Floor



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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

