

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

Lynden Close  
Ripon  
North Yorkshire  
HG4 1US  
Guide Price £285,000





## **Accommodation**

Located on the outskirts of Ripon, this detached family home reveals a modern interior, which has been finished to a high standard throughout, with a stylish bathroom and stunning fitted kitchen.

The property benefits from glorious canal side and countryside walks on the doorstep, whilst also affording ease of access to the Ripon bypass and beyond. The house also boasts driveway parking, a single garage and lovely enclosed landscaped rear garden.

On the ground floor there is an entrance porch, leading into the spacious open plan lounge/diner, with stairs rising to the first floor and bi-fold doors leading to the rear garden. The luxury fitted kitchen completes the ground floor layout, coming complete with an extensive range of quality units, incorporating a breakfast island and offering a range of fitted appliances. To the first floor there is a landing with loft access hatch and storage cupboard, main bedroom with dressing area and ensuite facilities, two further bedrooms (both with fitted wardrobes) and the stylish house bathroom, part tiled and fitted with a modern white suite, plus heated towel rail.

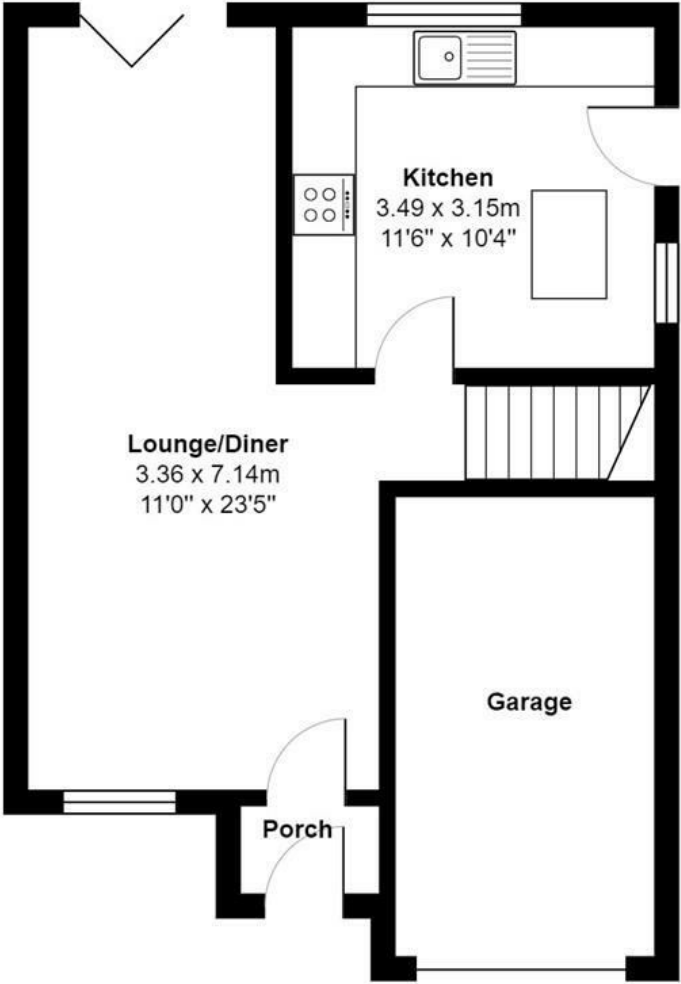
Externally there is a driveway, providing parking and giving access to the single integral garage. The open front garden is laid to lawn, whilst gated access is available to the side of the house. The split level landscaped rear garden offers an extensive patio to the upper section, ideal for entertaining, whilst the lower section offers a mix of artificial grass and a decked seating, offering a high degree of privacy and again perfect for entertaining.

An internal viewing is a must, to appreciate what is on offer with this competitively priced home, which also comes to market with no onward chain.

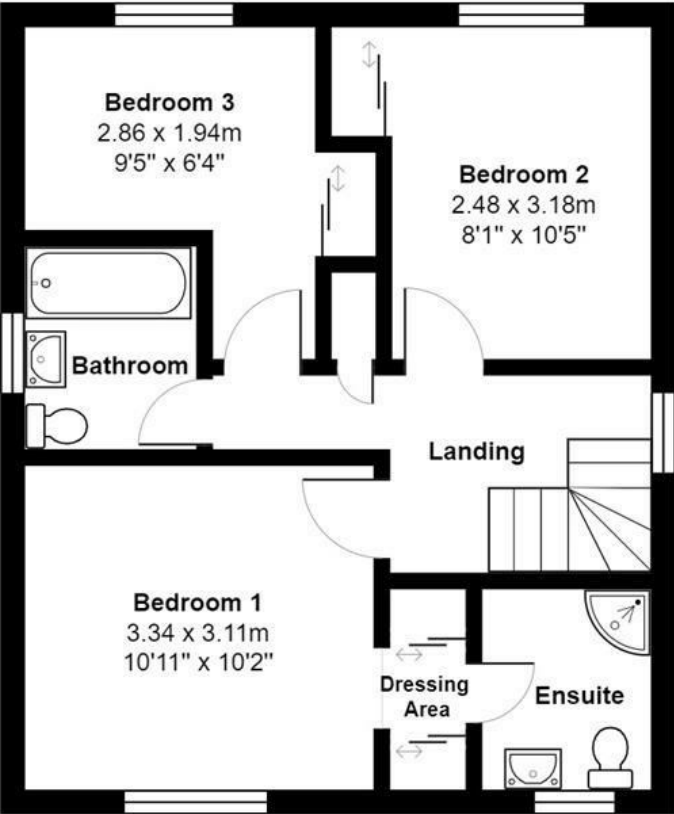




Floorplan



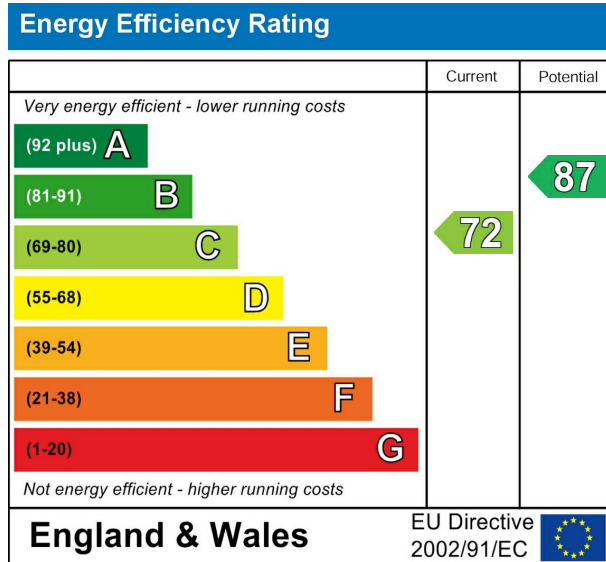
Ground Floor



First Floor



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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