

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

Moorside Dale  
Ripon  
North Yorkshire  
HG4 2RZ  
Offers Over £270,000





## **Accommodation**

Situated on the popular south side of the city, this beautifully presented link detached house reveals a stylish interior, whilst also benefitting from an enclosed rear garden, garage and driveway parking.

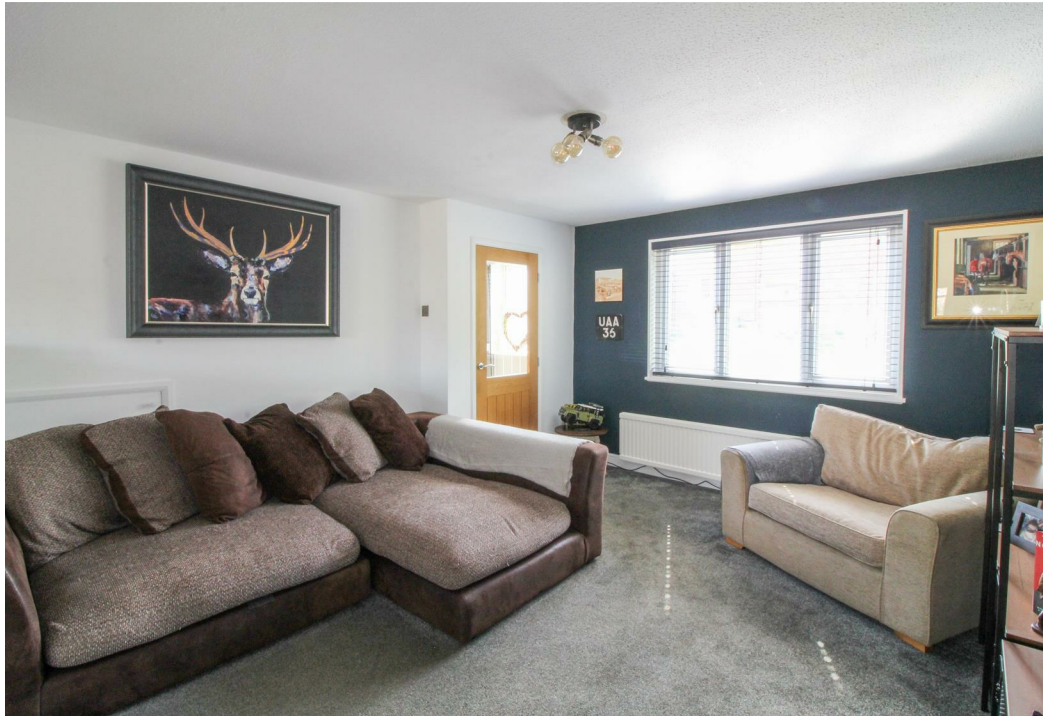
The property has been reconfigured and fully renovated by the current owners, now revealing light and airy open plan living, with a modern fitted kitchen and bathroom. The property offers gas central heating and double glazing is in place.

The house is located in a sought after residential area to the south side of the city, with amenities close by, including a supermarket just seconds away. The property is also situated close to the Ripon Leisure centre, which now houses the new swimming baths. The Ripon bypass is also available within seconds and the property is also close to the 36 bus route, making the house ideally placed for commuters as well.

On the ground floor there is an entrance hall with stairs rising to the first floor, open plan living room with understairs storage cupboard and the kitchen/diner with double doors leading to the rear garden. The kitchen is fitted with a range of modern units and integrated appliances. To the first floor there is a landing with loft access hatch and over stairs storage, three bedrooms (two good size doubles) and the modern part tiled bathroom, fitted with a white suite, including a bath with glazed screen and shower over.

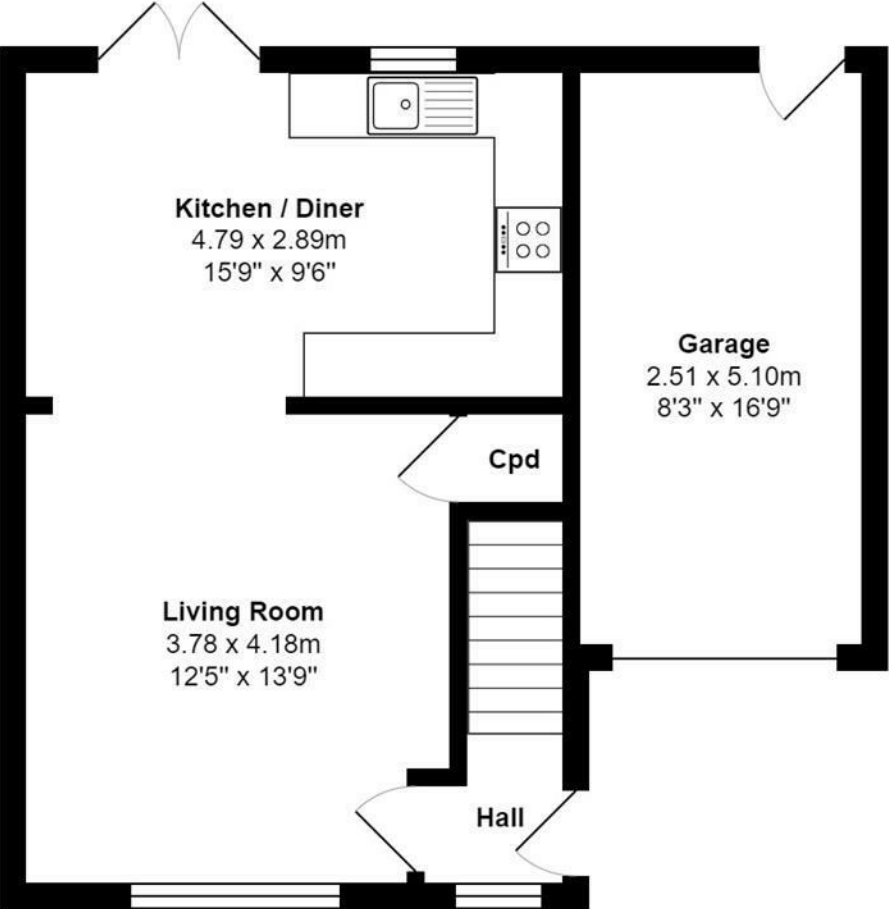
Externally there is a driveway to the front of the house, providing parking and giving access to the single garage. A lawned garden continues to the side, offering a number of established plants and trees, whilst also giving the potential for further parking. The enclosed rear garden is a real delight, being part laid to lawn and offering a good size patio. Access is available to the garage, whilst a gate and pathway also lead back to the front of the house.

Sure to be of interest to a range of purchasers, not least young families, an early viewing is advised on this sought after property.

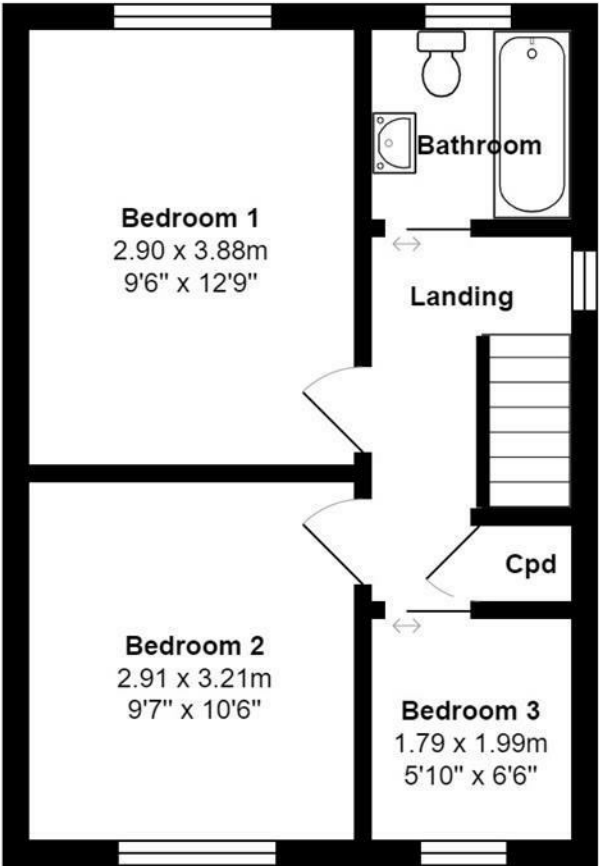




Floorplan



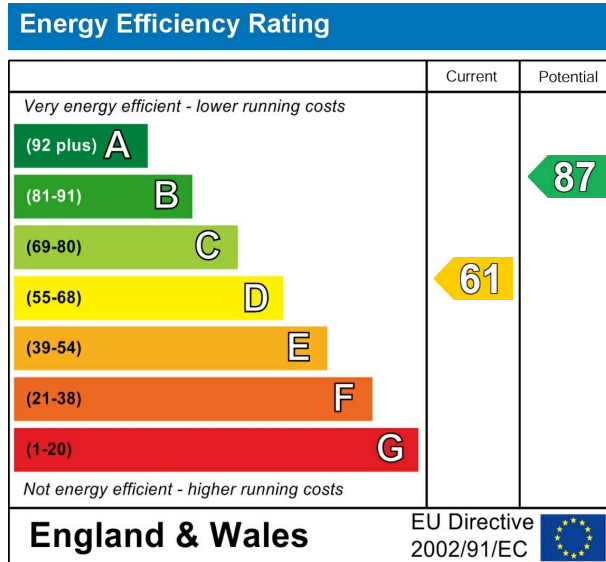
Ground Floor



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)

**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.

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