

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

Lark Lane  
Ripon  
North Yorkshire  
HG4 2HW  
Offers Over £294,000





## **Accommodation**

A choice of two newly constructed semi-detached houses, built by a highly regarded local builder, finished to the highest of standards throughout and situated in a highly sought after location.

The spacious and well planned accommodation is arranged over two floors, offering a lovely open plan living area and sure to suit a variety of purchasers. The properties boast some lovely high specification features and the houses make for very energy efficient homes, which also offer an air source heat pump, utilising renewable energy.

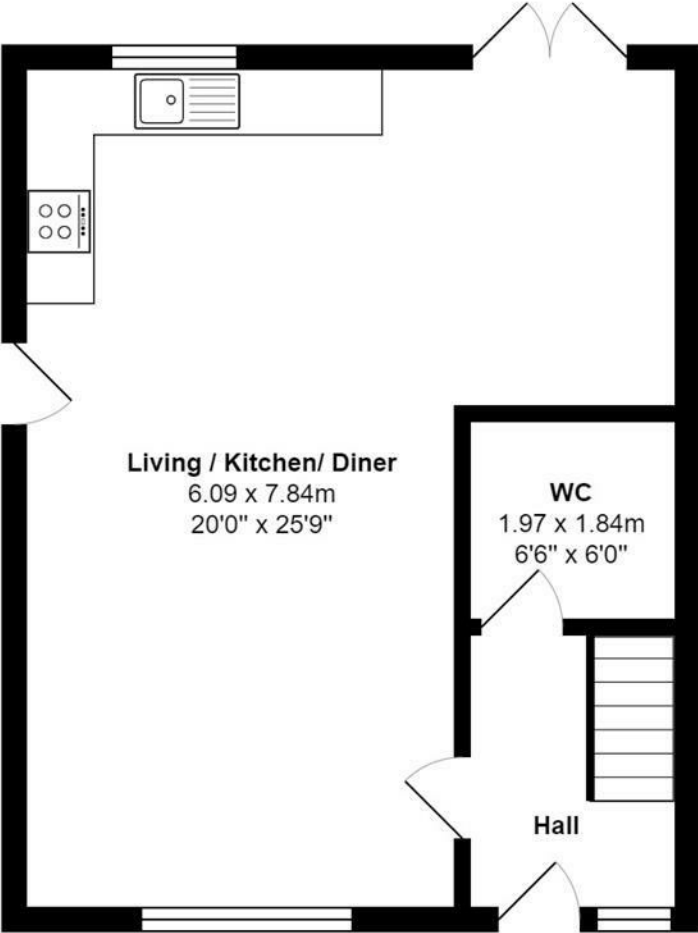
On the ground floor the main entrance door leads to the entrance hall, with stairs rising to the first floor and access to the cloakroom/WC. The open plan living space is a great size, offering living and dining areas and a modern fitted kitchen, whilst double doors lead to the rear garden. To the first floor there is a landing with loft access, two generous double bedrooms and the stylish house bathroom.

Externally there is a block paved driveway to the front of the houses, which continues to the side and gives access to the rear garden. The rear gardens are lawned, whilst also offering a raised deck.

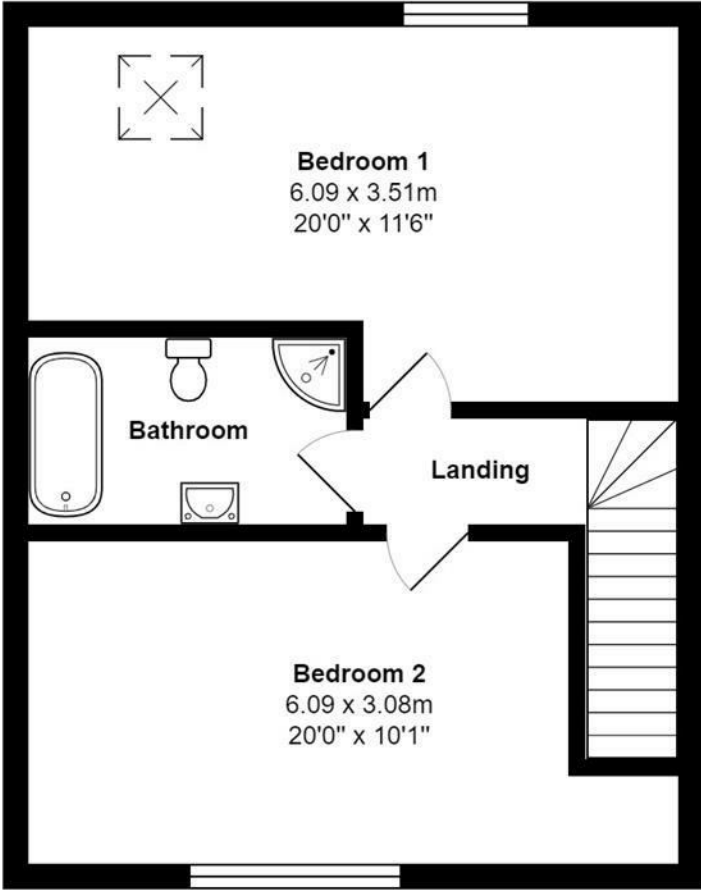
The properties are ideally placed for access to Ripon's secondary schools, including the highly regarded Ripon Grammar School just seconds away. Ripon centre is also just a short walk away, with an array of amenities available, whilst there is even a general store available close by for day to day essentials and more.

An internal inspection is essential to appreciate the space and quality on offer, whilst these soon to be completed homes are also sold with a 10 year warranty.

Floorplan

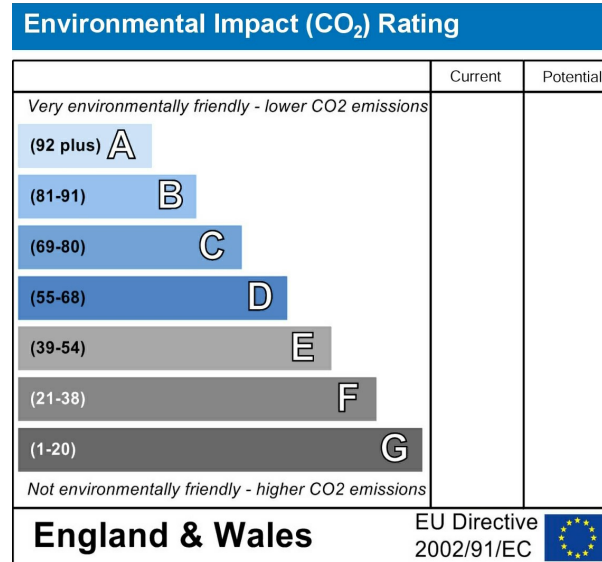
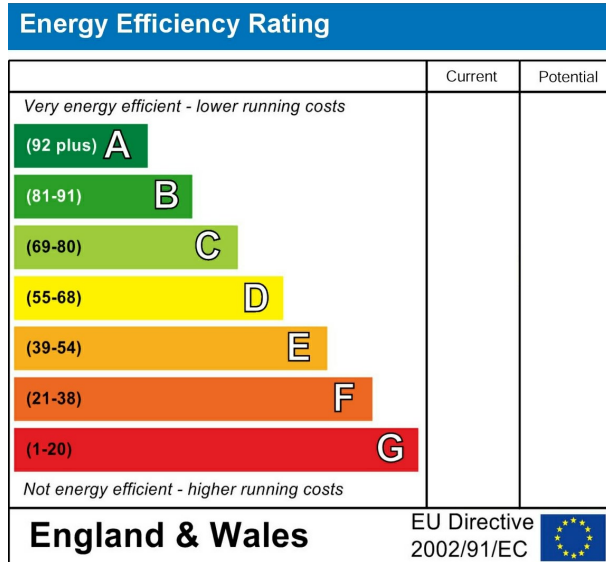


Ground Floor



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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