

Davis
Lund

Lark Lane
Ripon
North Yorkshire
HG4 2HJ
Guide Price £287,500





Accommodation

A smartly presented and freshly decorated semi-detached family home, revealing spacious three bedroom accommodation and further loft space. Located in a highly sought after area to western outskirts of the city, the house sits on a good size plot, with mature gardens, two large garages and off street parking.

The property is 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.

On the ground floor the main entrance door leads into an entrance porch, with a further door leading into the living room, with stairs rising to the first floor, wood flooring and an open fire. The open plan kitchen/diner offers double door access to the rear garden, whilst the kitchen is fitted with a range of stylish units, with some integrated appliances and wooden work surfaces. To the first floor there is a landing with storage cupboard, whilst a door and staircase lead to the loft space. There are three bedrooms (one with fitted storage) and the modern fully tiled house bathroom, fitted with a white suite, including a bath with glazed screen and shower over. On the top floor there is a further loft space, flooded with light through two large skylights and offering a range of fitted storage to the eaves.

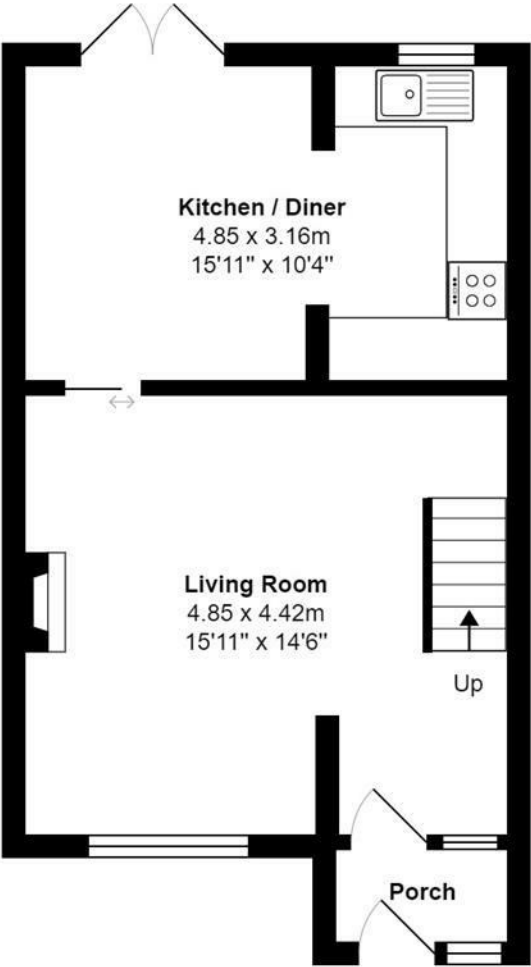
Externally there is a mature lawned garden to the front of the house, offering a high degree of privacy and with a gate and pathway leading to the front door. The garden continues to the side, where there is another lawned garden and private seating area. To the rear of the house, double gated vehicle access is available, leading to the off street parking and two large garages. The rear garden is paved for ease of maintenance, offering further seating options and a handy repurposed timber shed.

Offered for sale with no onward chain, an early viewing is advised on this highly sought after home.

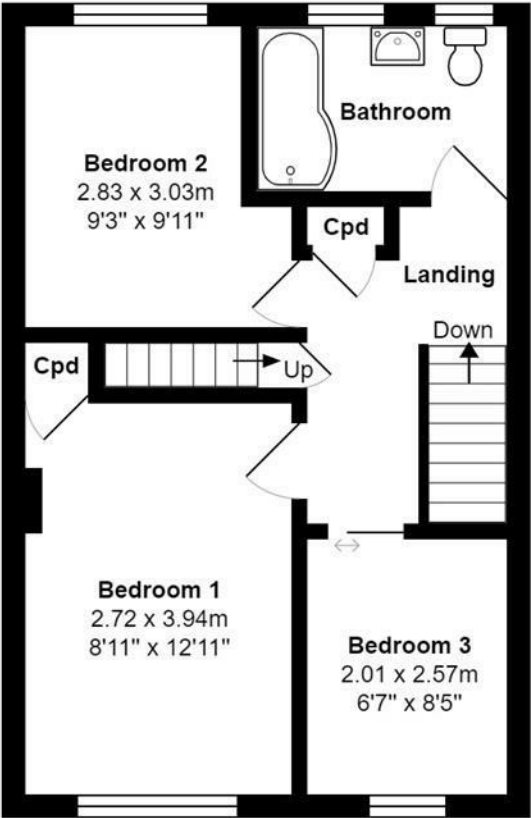




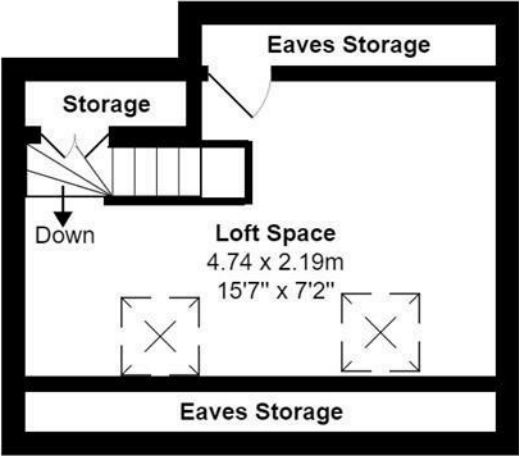
Floorplan



Ground Floor



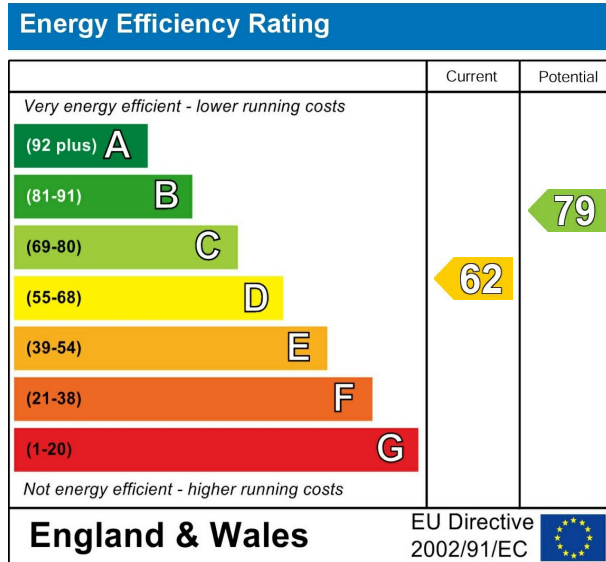
First Floor



Second 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.

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