

Davis
Lund

Carr Close
Ripon
North Yorkshire
HG4 2LU
Guide Price £385,000





Accommodation

A newly renovated and much improved four bedroom detached family home, offering a spacious interior and a great size plot, with lovely gardens to front and rear.

Located in a sought after residential area on the south side of the city, due to the generous plot, the property offers the scope for extension, as a number of neighbouring properties have, subject to necessary planning consents. The house also enjoys a quiet cul-de-sac setting, with no passing traffic.

On the ground floor there is an entrance hall with stairs rising to the first floor and the cloakroom/WC. The living room is situated to the front of the house, whilst the kitchen and dining room are to the rear. The kitchen comes fitted with a range of stylish units and some integrated appliances, whilst a door leads to the side of the house. The kitchen leads open plan into the dining room, with double doors to the garden and further storage cabinets to match the kitchen. To the first floor there is the landing with loft access hatch, four bedrooms and the modern shower room, fitted with a white suite and large walk in shower. The property has double glazing and gas central heating, with a new heating system and boiler recently fitted, which comes with the balance of a 10 year warranty.

Externally there is a good size open lawned garden to the front of the house, whilst a driveway provides parking for multiple vehicles and gives gated access to the detached single garage. The rear garden is fully enclosed, being mainly laid to lawn, whilst also offering low maintenance borders.

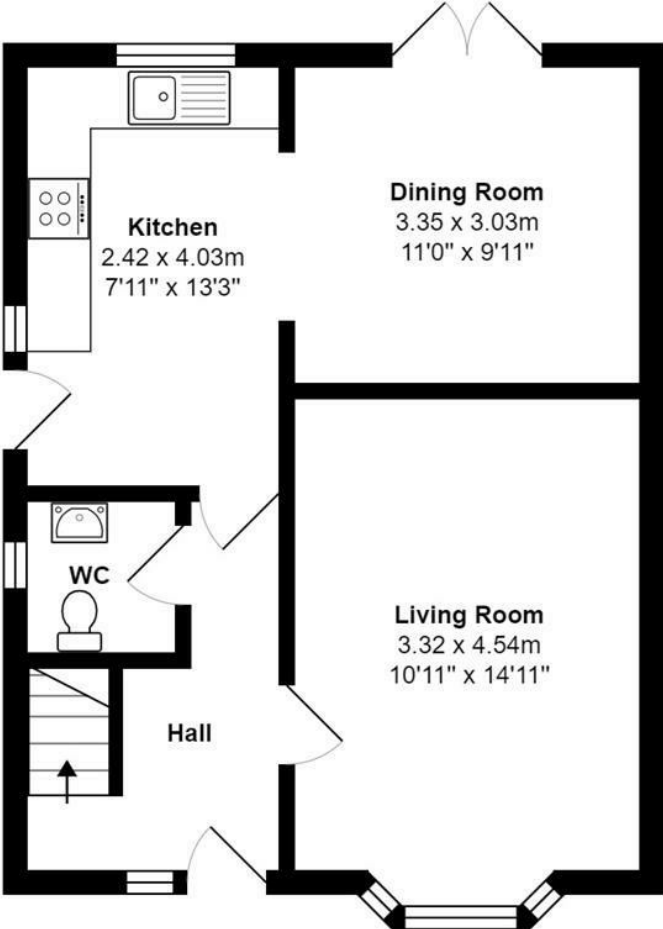
The house is situated within walking distance of the city centre, whilst also having Ripon's secondary schools close by, including the highly regarded Ripon Grammar School. The property is also very close to open countryside, with lovely walks available nearby, ideal for dog owners.

Properties in this highly desirable area are rare to market and an early viewing is advised on this delightful family home, which is ready to move into.

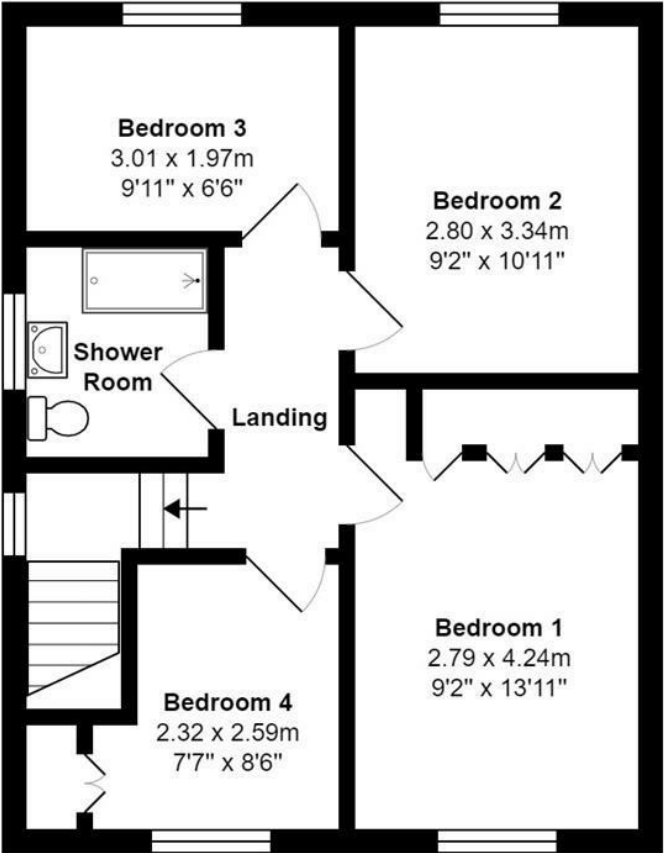




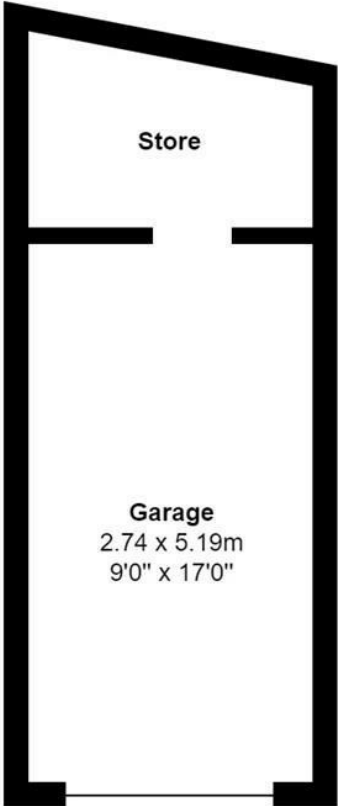
Floorplan



Ground Floor



Second Floor

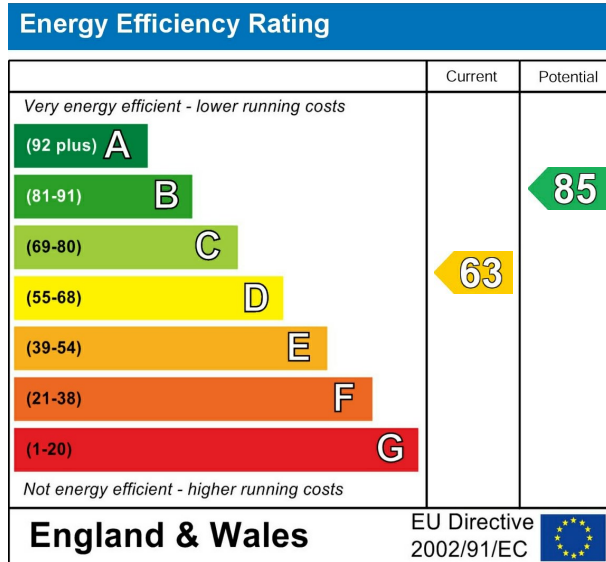


Garage





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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