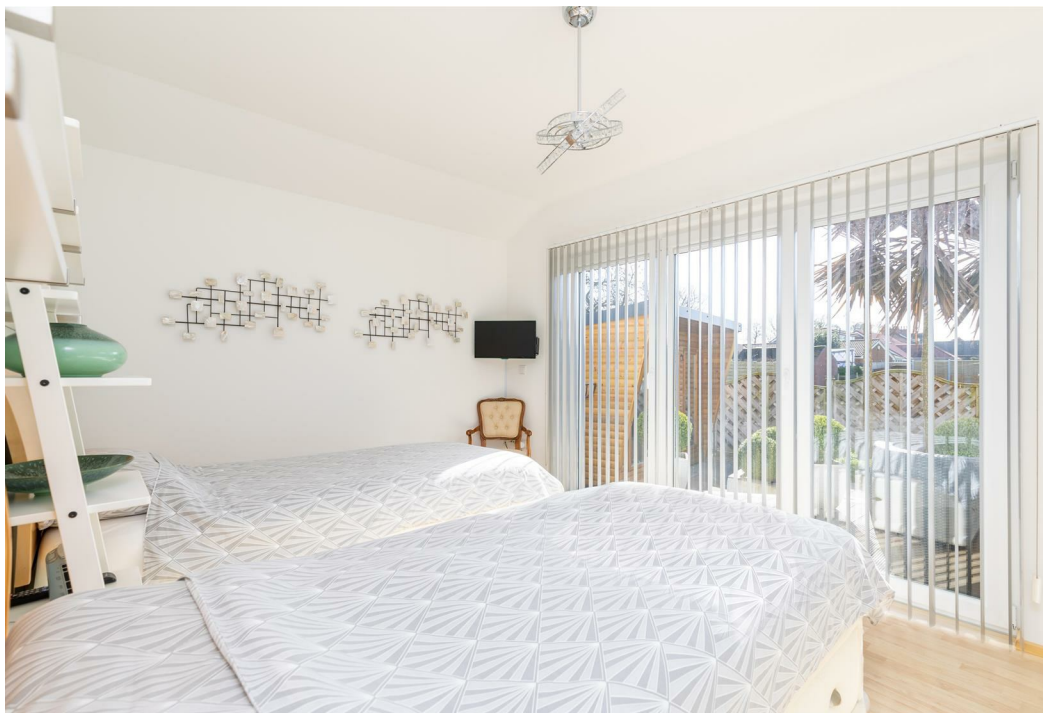


**D**avis  
**L**und

Whitcliffe Lane  
Ripon  
North Yorkshire  
HG4 2JL  
Offers Over £450,000





## **Accommodation**

This eye-catching property really is one of a kind, an individually built detached bungalow, tucked away and revealing a stunning minimalist interior. Originally constructed in 2012 by German housebuilder Hanlo Hauser, the property was more recently extended to the same specification, seamlessly extending the property, whilst adding two further bedrooms. The property has been finished to a very high standard, with quality materials used throughout and this is clear to see in the high end finish.

The bungalow offers a high energy rating and it is constructed with efficiency in mind, including solar panels and high levels of thermal insulation, whilst underfloor heating is also in place. A fully insulated shed/workshop has also been added, but this could easily be utilised for a number of uses.

As much thought and planning has gone into the outside areas and the bungalow sits in beautiful landscaped gardens, making the most of the sun throughout the day and being not overlooked at the rear, with the plot backing onto a field.

The main entrance door leads to a light and airy spacious hallway, with tiled floor flowing through double doors into the main living area, whilst also giving access to the utility room, cloakroom/WC and plant room, where all the controls for the heating system, underfloor heating, electrics etc are situated, whilst also providing handy storage. The living area to the rear of the bungalow offers a fantastic open plan space, with access straight to the garden and an extensive fitted kitchen, with a range of stylish high gloss units and Neff integrated appliances. Off the living area there is the principle bedroom suite, with access to the garden, a generous size dressing area and luxurious ensuite facilities, with twin sinks and both a bath and shower. To the front of the property there are a further three bedrooms, one of which is currently used as a second living room, plus a further stylish shower room, again finished to a high standard.

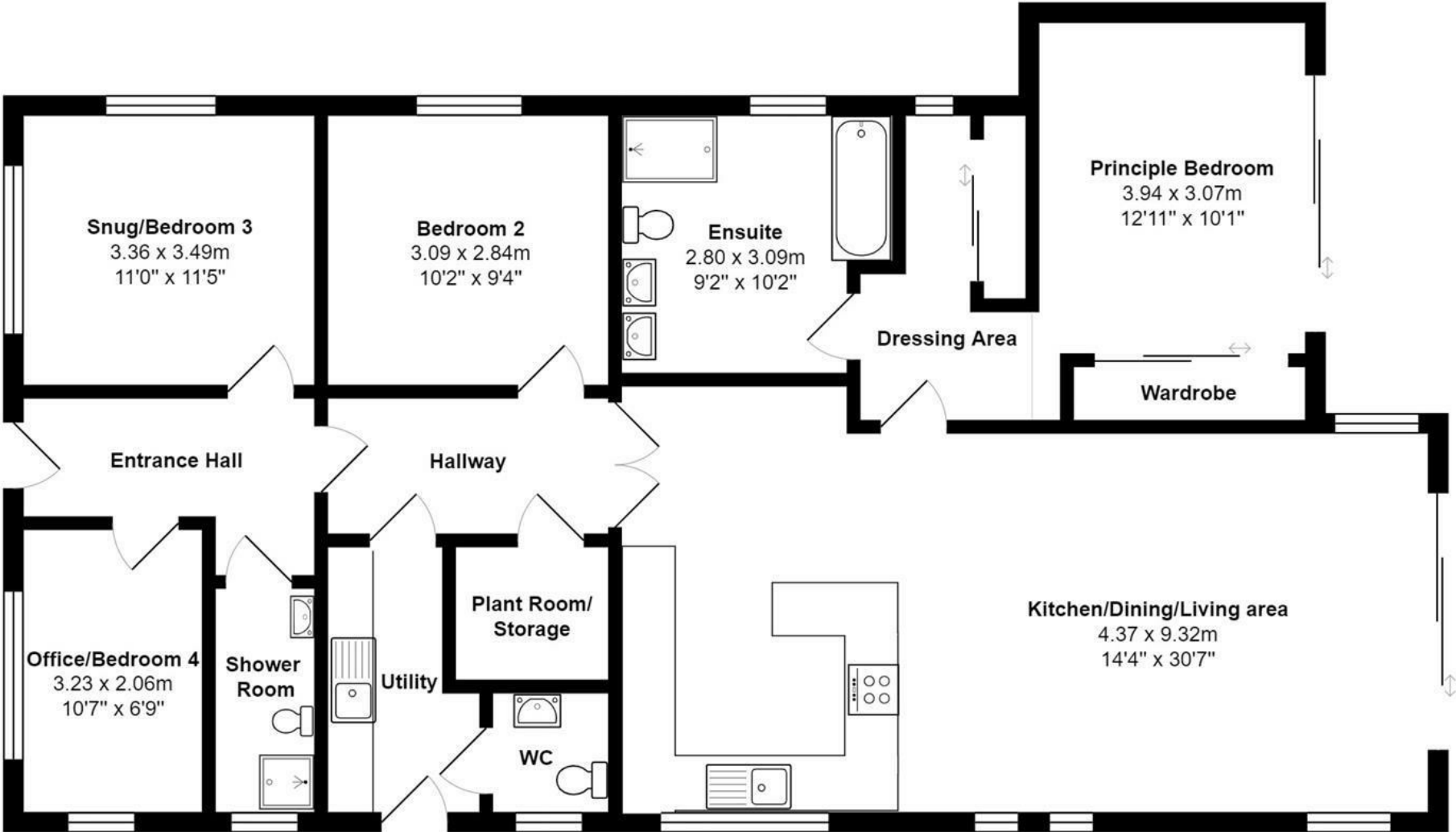
Externally double gates lead to a block paved driveway, with parking for several vehicles and a seating area. Gated access is available to the main garden, which offers a high degree of privacy and security, wrapping around the property. The well stocked garden is mainly laid to lawn, whilst offering extensive patios and a number of seating and entertaining options.

An internal viewing is essential to appreciate the quality on offer and this turn key property is surely one of Ripon's finest homes.







Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	98	98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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