

Davis
Lund

Bellman Walk
Ripon
North Yorkshire
HG4 2TY
Guide Price £450,000





Accommodation

A skilfully extended five bedroom detached house, which has undergone a substantial extension, now revealing particularly spacious and flexible accommodation, extending to approximately 1700 square foot and ideal for family life.

A two story side extension has added a further bedroom and ensuite, whilst the original garage has been converted to create a multi-functional room, ideal as a study or family room. A conservatory has also been added, enjoying views over the enclosed rear garden.

On the ground floor the main entrance door leads to the entrance hall, with stairs rising to the first floor, understairs storage and access to the cloakroom/WC. The living room offers a large bay window and glazed double doors leading to the open plan kitchen/diner, which comes fitted with an extensive range of modern units and integrated appliances. Further double doors lead into the conservatory, which has access to the garden. There is a further seating area, utility with side access door and the additional multi-purpose room, which could also be utilised as a downstairs bedroom, if required. To the first floor there is a landing with loft access and storage, main bedroom with fitted wardrobes and ensuite shower room, guest bedroom with ensuite, three further good size bedrooms and the great size house bathroom, fitted with a free standing bath and separate shower cubicle.

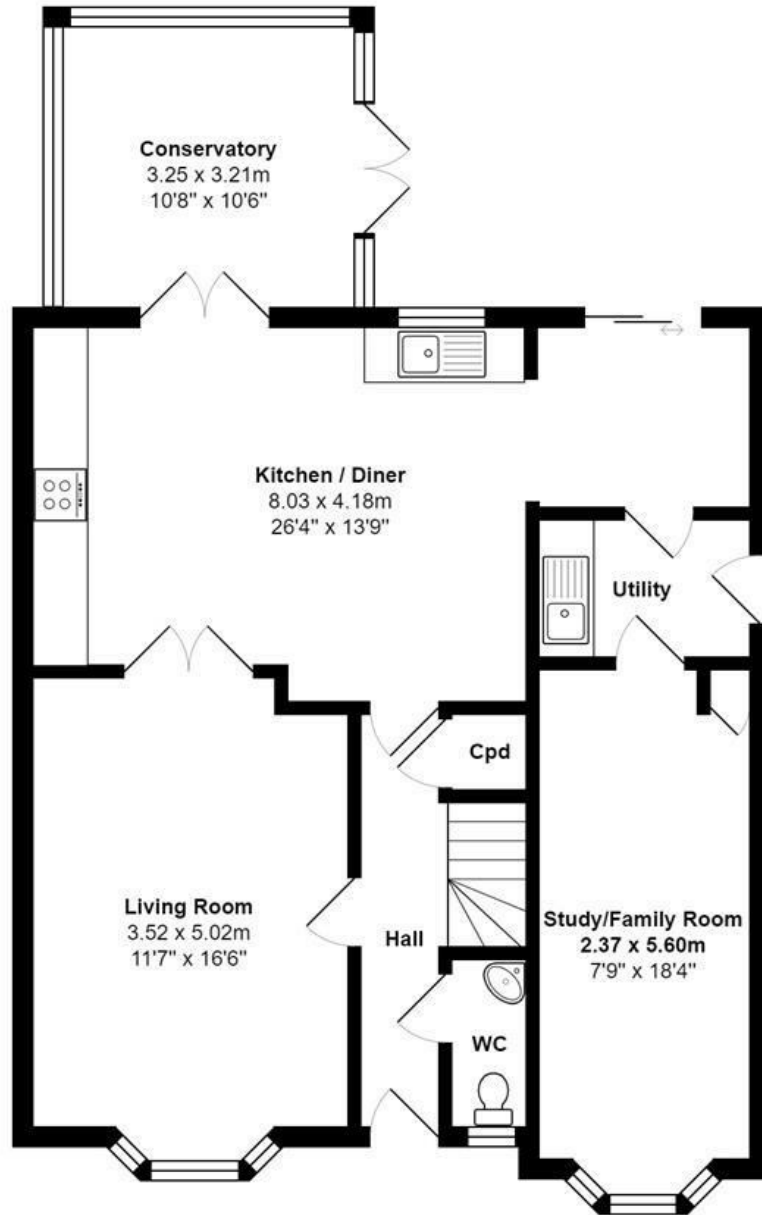
Externally a driveway gives access and provides parking for several vehicles. There are hedge boundaries and a lawned area, whilst access is available to the side of the house, leading to the rear garden. The rear garden is fully enclosed, making it ideal for purchasers with pets and children. The garden is part laid to lawn, whilst also offering a storage shed and several seating options, making the most of the sun throughout the day and enjoying good levels of privacy.

The Doublegates development is located on the Western edge of the city, approximately one mile from the city centre, with both the highly regarded Ripon Grammar School and Outwood Academy just a short walk away. The property is also ideally placed for country walks, including fields and the riverside walks available within seconds, ideal for dog owners.

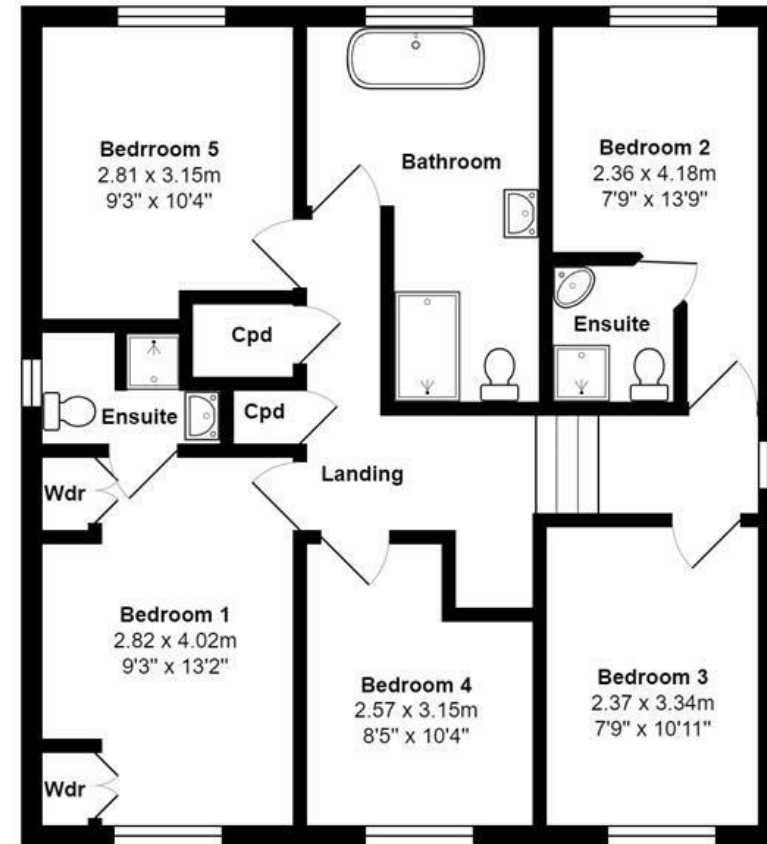
This lovely home is sure to appeal to a range of potential buyers and a viewing is required to appreciate the flexible space and value for money on offer, especially in comparison to new builds currently available locally.







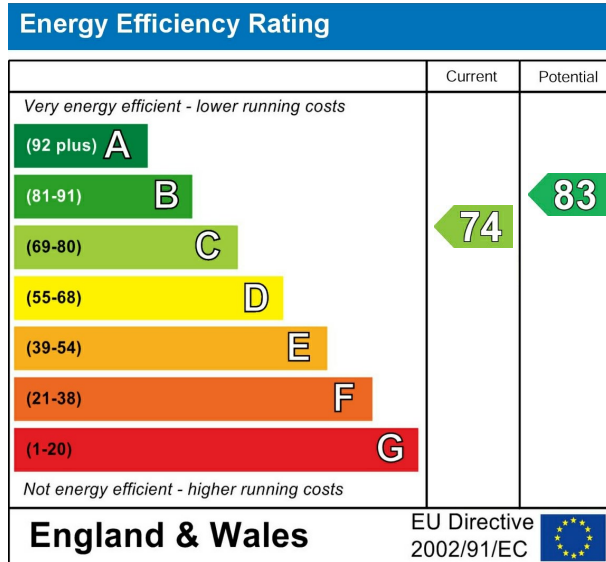
Ground Floor



First 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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