







## **Accommodation**

An immaculately presented and extremely spacious six bedroom detached family home, which has been skilfully extended and now offers accommodation of approximately 1600 square foot in total, arranged over three floors and ideal for a growing family or those working from home.

The loft has been converted to add a further two good size bedrooms, whilst a garden room adds flexibility to downstairs layout, fitted with a solid roof, for all year round use.

On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC. The double aspect living room offers a feature fireplace and access to the garden room, currently utilised as a dining room and with double doors leading to the garden. There is a multi-functional study/family room and the stylishly fitted breakfast kitchen, fitted with an extensive range of modern units and integrated appliances, whilst also offering a breakfast bar (could be removed to house a dining table) and rear access door. To the first floor there is landing with further staircase to the top floor, main bedroom with a range of fitted wardrobes and an ensuite shower room, three further bedrooms and the house bathroom, part tiled and fitted with a modern white suite, including a bath with glazed screen and shower over. On the top floor there is a further landing and two additional good size bedrooms.

Externally a driveway provides parking for several vehicles and gives access to the double garage. Gated access is available to the enclosed garden, which attracts a lot of sunshine throughout the day and is perfect for purchasers with pets and children. An extensive patio makes for a great entertaining area, whilst there are further seating areas and stocked shrub and plant borders.

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.

An early viewing is advised on this fantastic property, which is sure to prove highly desirable and of interest to a range of purchasers.



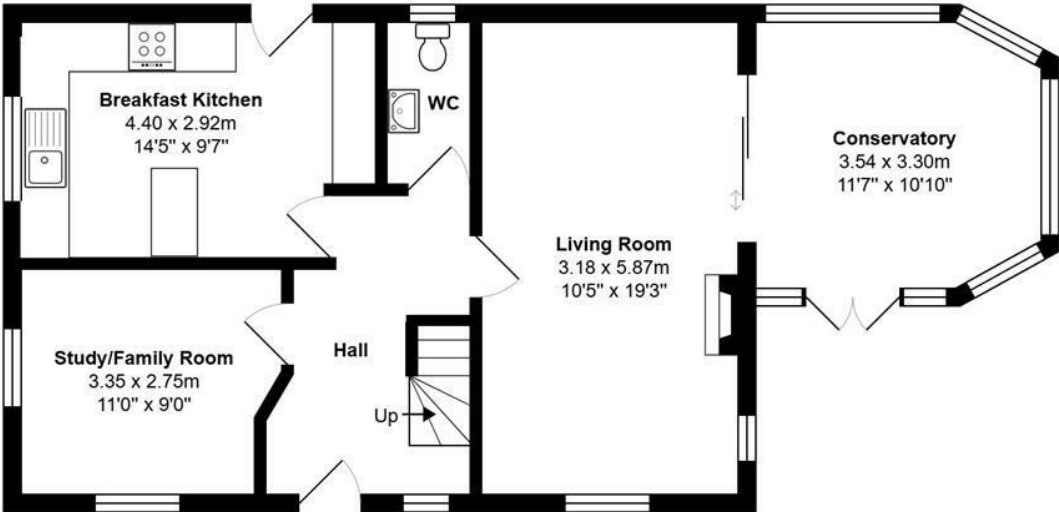




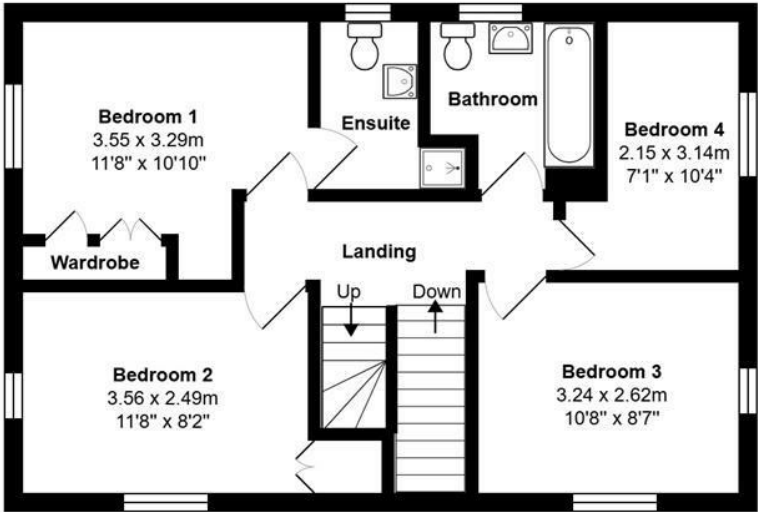




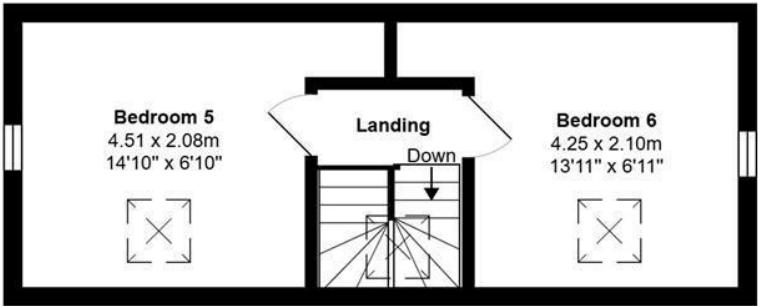
Floorplan



Ground Floor



First Floor



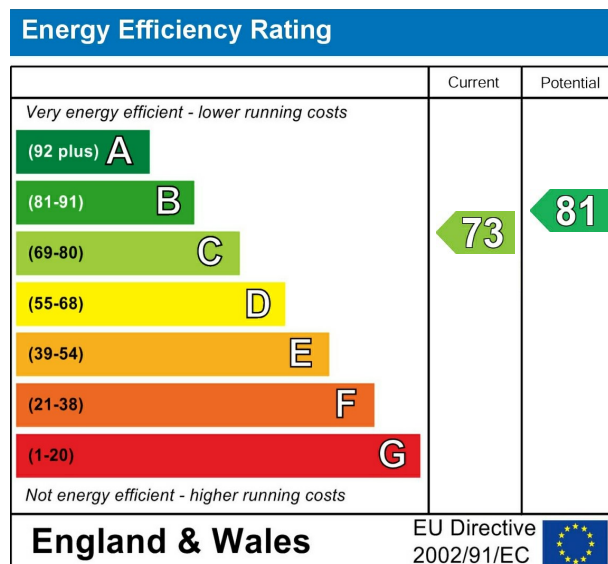
Second Floor







## 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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