

Davis
Lund

Clotherholme Road
Ripon
North Yorkshire
HG4 2DQ

Guide Price £300,000





Accommodation

This neatly presented three bedroom traditional semi-detached family home reveals a spacious extended interior and lovely enclosed rear garden. The much loved property has been well maintained, offering two good size reception rooms and an extended kitchen, whilst a conservatory has also been added. There is scope to reconfigure the flexible layout, to suit the new owners needs, whilst there is also loft conversion potential, as a number of neighbouring properties have done, subject to necessary consents.

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 to the good size entrance hall, with stairs rising to the first floor and a cloakroom/WC. There is a living room to the front of the house, with a large bay window. The second reception room offers alcove storage and an electric fire, whilst also giving access to the conservatory. The good size kitchen completes the downstairs layout, fitted with a range of units and offering a side access door. To the first floor there is a landing with loft access, the loft being boarded and part insulated, part of which has been sectioned off and used a hobby space. There are three bedrooms, two of which are great size doubles, plus the house bathroom, part tiled and fitted with a white suite, including a bath and separate shower cubicle.

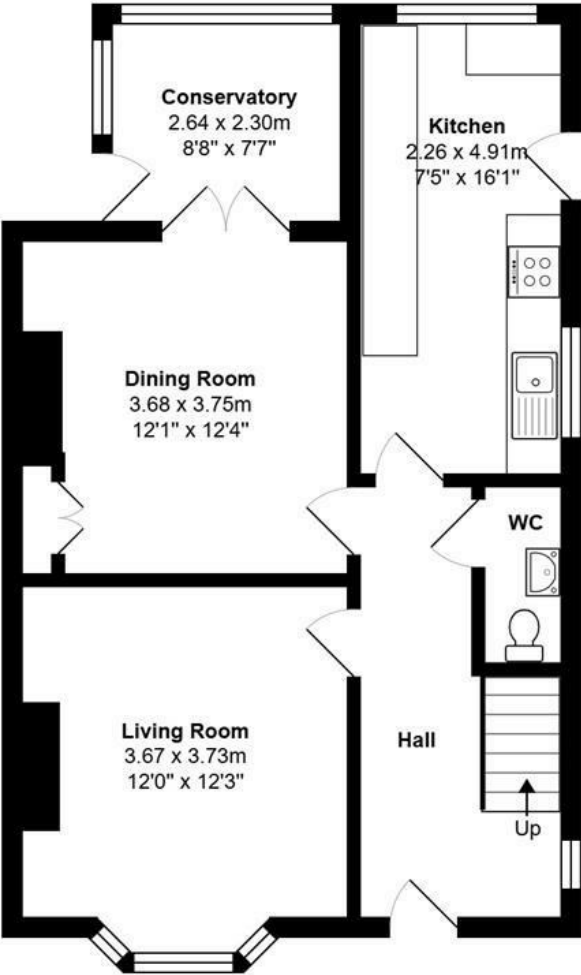
Externally there is a low maintenance gravelled garden to the front of the house, whilst a driveway provides parking and gives access to the good size single garage beyond. The rear garden is fully enclosed and real delight, part laid to lawn and with several seating areas. There is a rear access door to the garage and a timber summerhouse.

Properties in this sought after area are rare to market and they always prove in high demand, so an early viewing is advised on this lovely home.

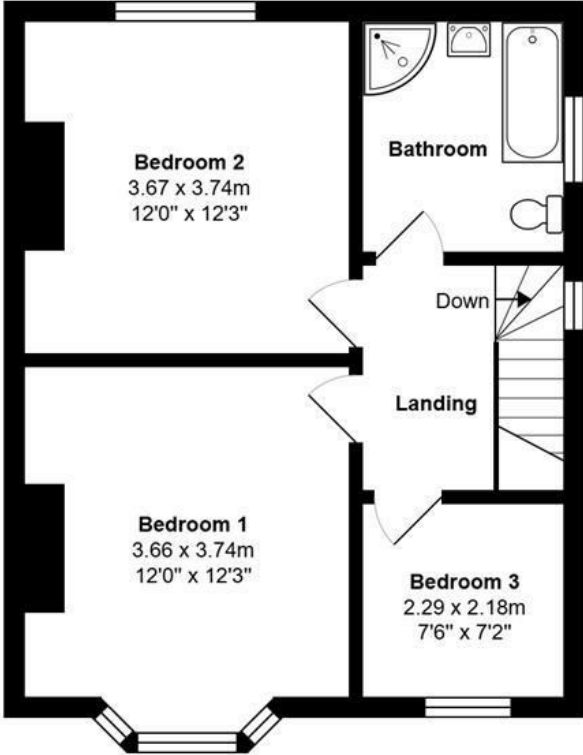




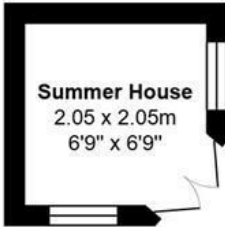
Floorplan



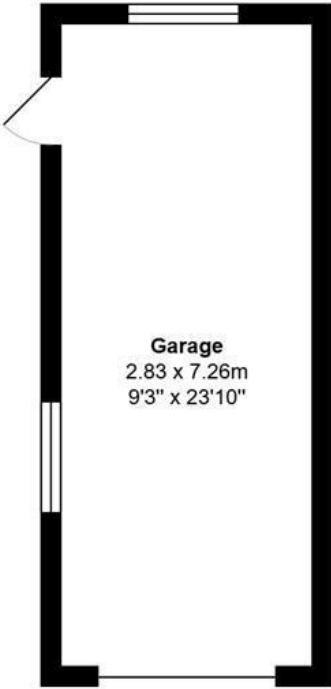
Ground Floor



First Floor



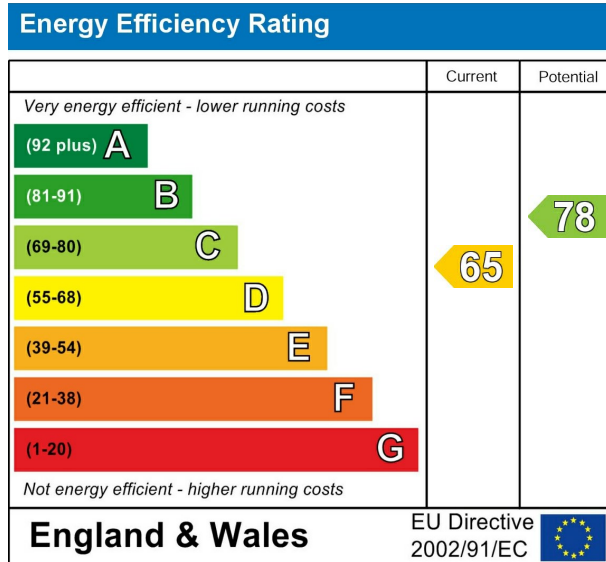
Outbuilding



Garage



EPC



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