

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

Edens Way  
Ripon  
North Yorkshire  
HG4 1RB

Guide Price £285,000





## **Accommodation**

A substantial semi-detached family home, situated on an established and sought after development, whilst also being tucked away to the head of a cul-de-sac and enjoying a lovely setting.

The property reveals a spacious and flexible layout, with open plan living spaces and being ideal for family life, whilst also offering three bedrooms and further multi-functional loft space.

The house is located in a sought-after residential area, with schools and amenities close by, including a supermarket just a short distance away. The property is also situated close to the Ripon Leisure centre, which now houses the new swimming baths. The Ripon bypass is also available within seconds and the property is also close to the 36 bus route, making the house ideally placed for commuters as well.

On the ground floor, the main entrance door leads into a spacious entrance hall, with stairs rising to the first floor. The open plan lounge/diner provides a fantastic living space, with a fireplace in the living room and access from the dining room, to the rear garden. The kitchen comes fitted with a range of stylish modern units and integrated appliances, whilst further understairs storage is available. Steps lead down to the study/family room, with access to the garden and the good size garage, which also benefits from a WC. To the first floor there is a landing, with a further staircase leading to the top floor. There are three bedrooms, the main being a very good size and the modern house bathroom, part tiled and fitted with a white suite, including a bath and separate shower cubicle. On the top floor there is a further loft space, with eaves storage and a skylight flooding the space with light. The property is double glazed and gas central heating is in place.

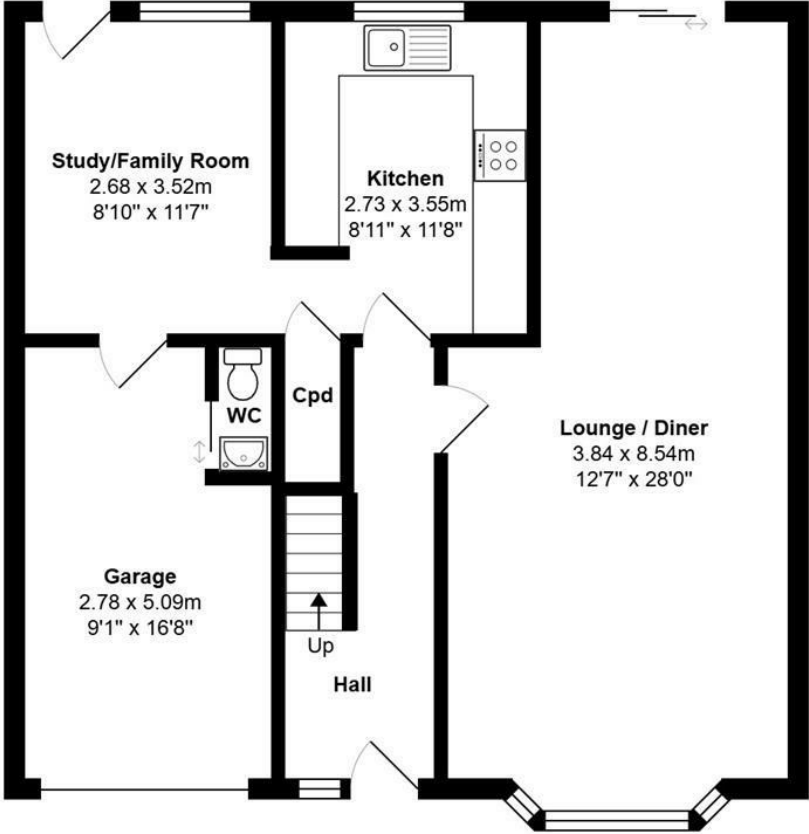
Externally there is a block paved driveway to the front of the house, providing parking and giving access to the garage. Gated access is available to the side of the house, leading to the lovely enclosed rear garden, which offers an open aspect and attracts a lot of sunshine. The garden is part laid to lawn, with a patio and further decked seating area to the top of the garden.

Sure to be of interest to a range of purchasers, not least young families, an early viewing is advised on this sought after property.

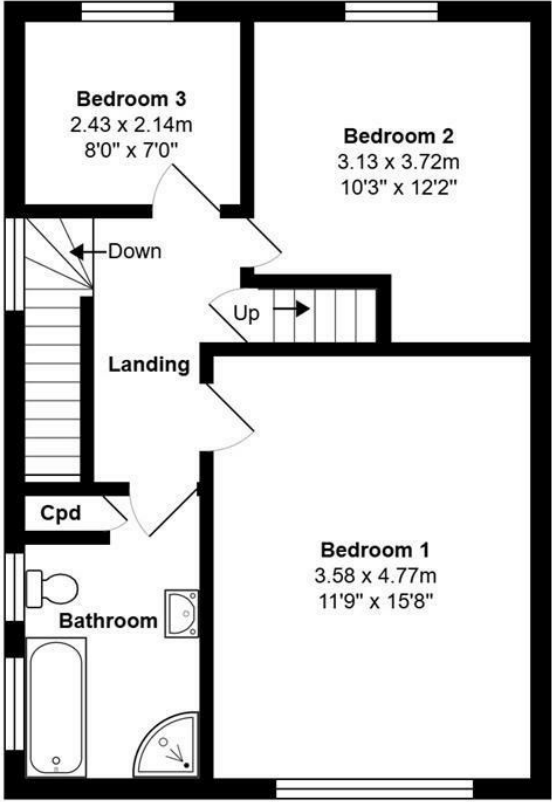




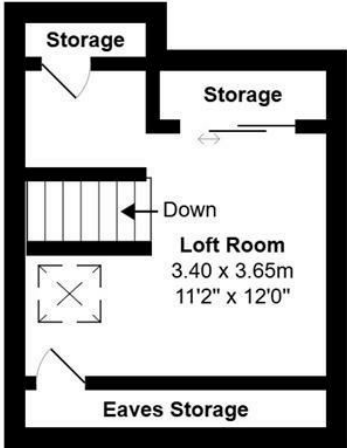
Floorplan



Ground Floor



First Floor





Second Floor





EPC

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<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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