

Davis
Lund

Hell Wath Grove
Ripon
North Yorkshire
HG4 2JT

Guide Price £500,000





Accommodation

A substantial detached family home, offering a great size plot and occupying a prime position, tucked away on a highly regarded and sought after development, to the southern outskirts of the city.

The property is ideally placed for shops and amenities, whilst also perfect for those leading an active lifestyle, situated on the edge of open countryside and offering fantastic walks on the doorstep.

On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC. The living room is a great size, with a large bay window and double doors leading into the spacious conservatory, which offers access to the garden. The kitchen/dining/family room offers a great multi-functional living space, ideal for family life and with further access to the side garden. The kitchen comes fitted with an extensive range of stylish units and counter tops, whilst the modern utility room offers space and plumbing for a washing machine and rear door access. To the first floor there is a landing with loft access, main bedroom with a stylish ensuite shower room, three further bedrooms (one with fitted storage) and the modern part tiled house bathroom, fitted with a white suite including a bath with glazed screen and shower over. The property is double glazed and gas central heating is in place.

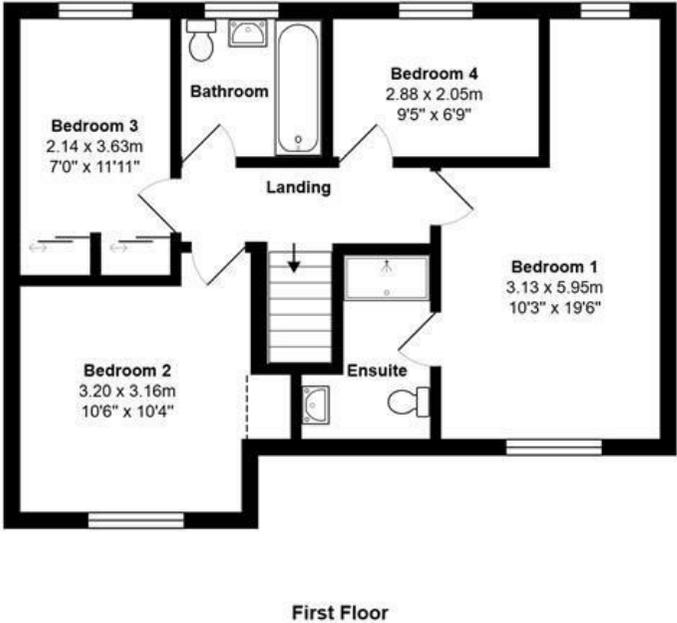
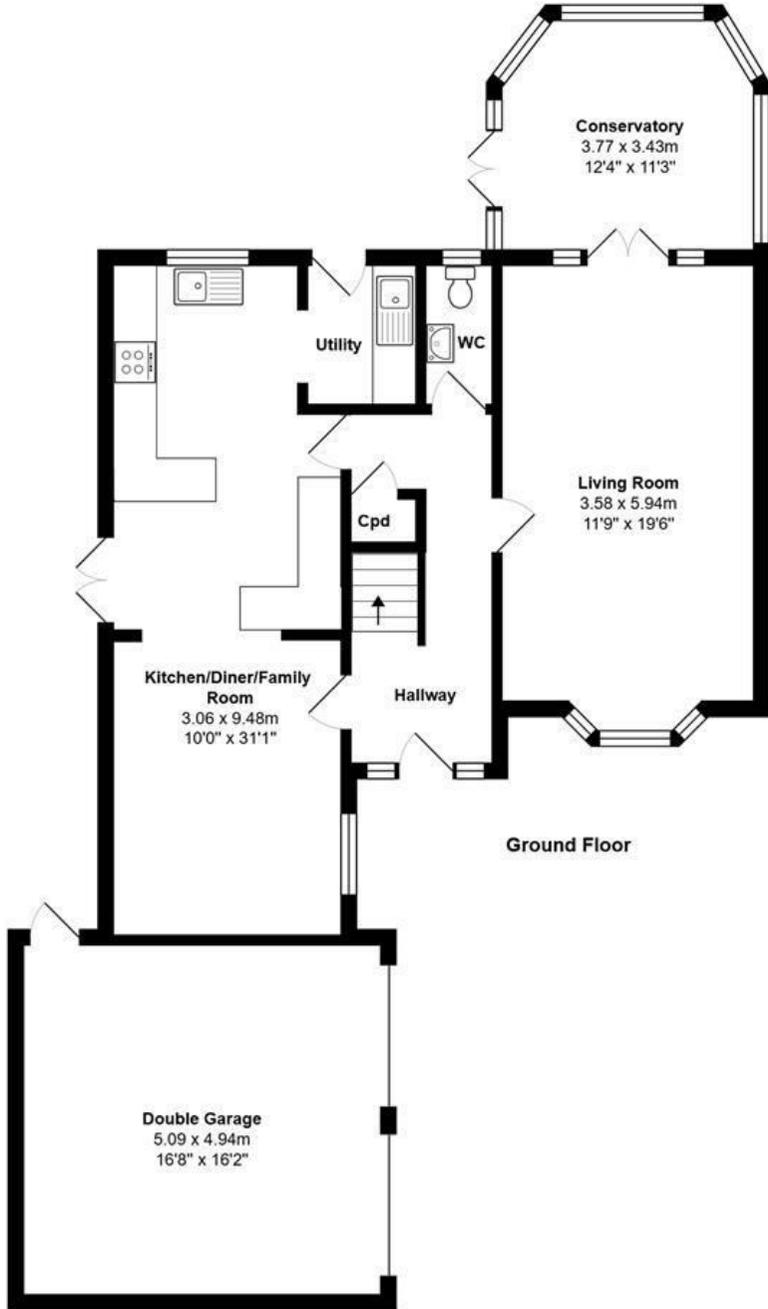
Externally a driveway provides parking for several vehicles and gives access to the double garage, whilst double gates to the side of the house, also give vehicle access and further space, ideal for a caravan or campervan. There is an open lawned garden and gated access, leading to the side of the house and rear garden beyond. The side and rear gardens are fully enclosed, affording a good degree of privacy and ideal for purchasers with pets and children. The gardens are mainly laid to lawn, whilst there is also a good size patio entertainment area.

Properties in this sought after are rare to market, especially on such a great size plot and an early viewing is advised. The house also offers great value for money, in comparison to new build properties, currently under construction close by.



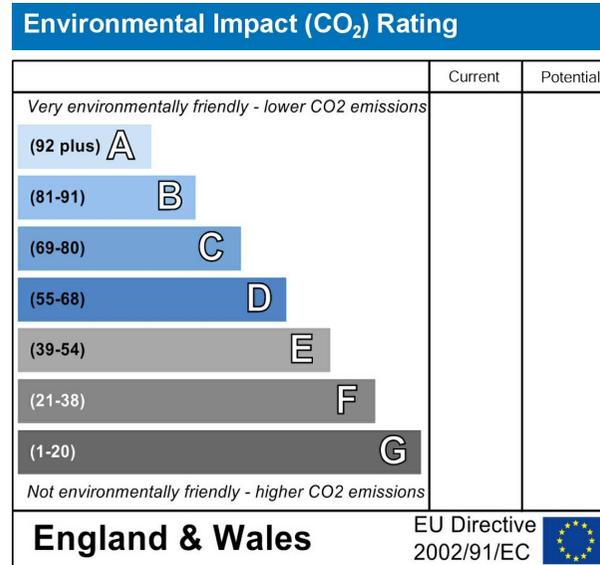
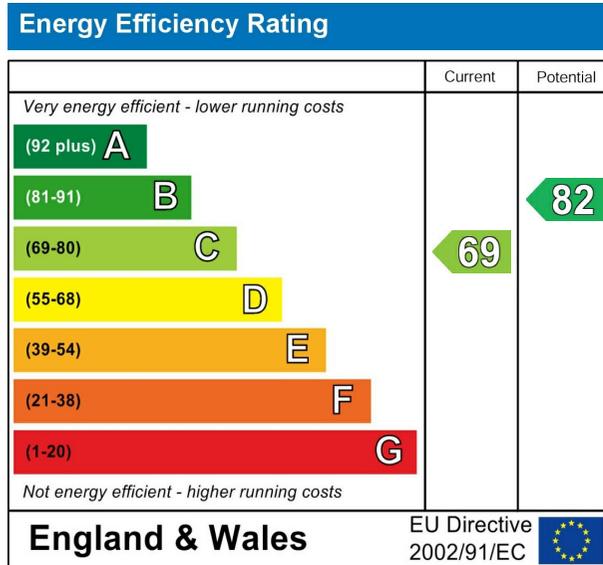


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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