

Davis
Lund

Holmefield Road
Ripon
North Yorkshire
HG4 1RZ

Guide Price £265,000





Accommodation

A lovely three bedroom house, which offers an immaculately presented and versatile layout. The property reveals spacious accommodation throughout and good size gardens, whilst also offering both a bathroom and shower room, all perfect for family life.

Situated on a generous plot and boasting driveway parking and a single garage, there is also an enclosed rear garden. Due to the good size plot, the property offers scope to extend, subject to necessary planning consents of course, as a number of neighbouring properties have.

The house itself is situated on an established and sought after development, located close to the city centre and affording ease of access to all of Ripon's shops, restaurants, schools and amenities. The house is also situated very close to the Leisure centre, which now houses Ripon's new swimming baths. The Ripon bypass is also available within seconds, making the property ideally placed for commuters as well.

On the ground floor there is an entrance hall with understairs storage and stairs rising to the first floor. The living room is located to the front of the house, offering an attractive fireplace and wood burning stove. The open plan kitchen/diner comes fitted with an extensive range of modern units, some integrated appliances and a tiled floor. Double doors leads to the rear garden, whilst access is available into the utility room. The utility room again comes fitted with modern units, whilst also offering space and plumbing for a washing machine. There is a storage cupboard and part tiled bathroom, fitted with a white suite, whilst access is also available from the driveway and rear garden. To the first floor there is a landing with loft access, three bedrooms and the part tiled shower room, again fitted with a white suite.

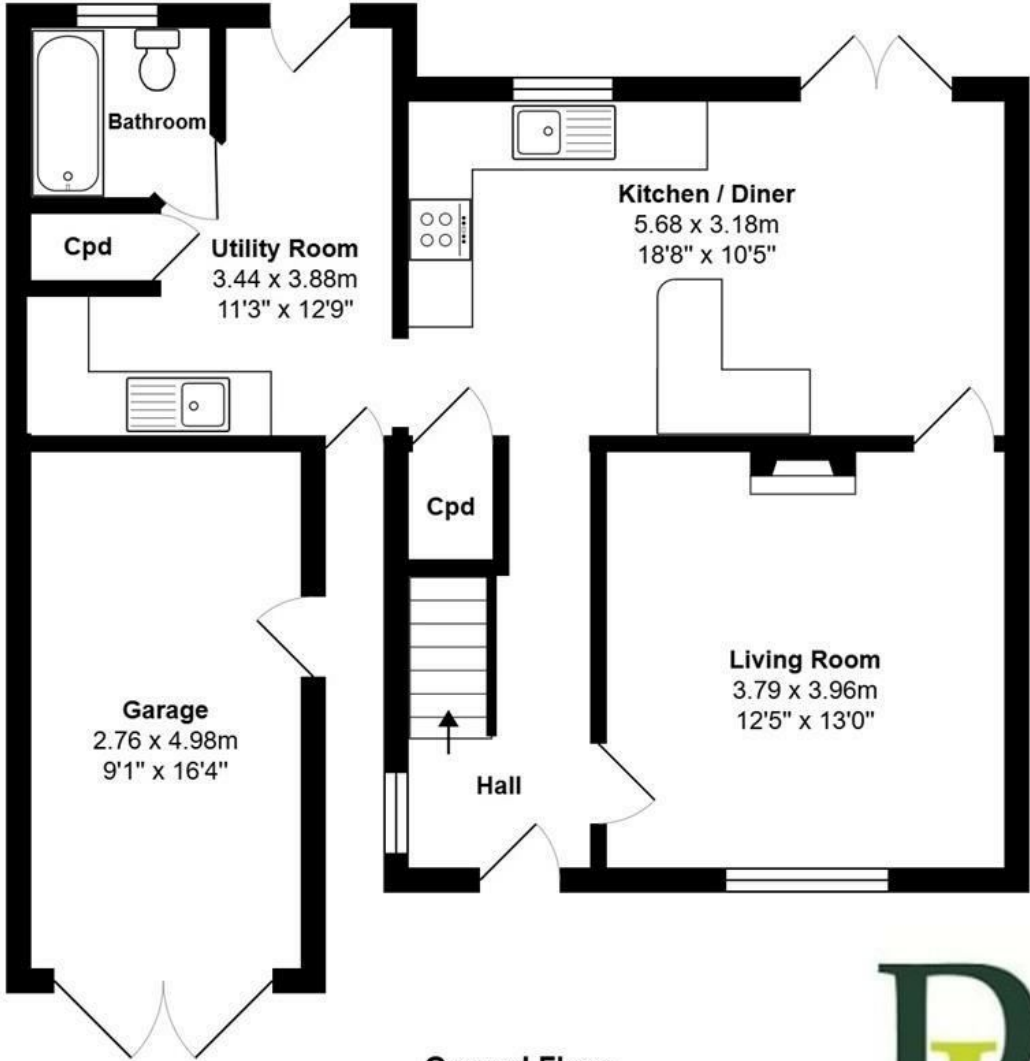
Externally there is block paved driveway parking to the front of the house, also giving access to the garage. There is a lawned front garden and side access, leading to the rear garden. The good size rear garden is enclosed and mainly laid to lawn, with two patio seating areas.

An early viewing is advised on this highly desirable family home

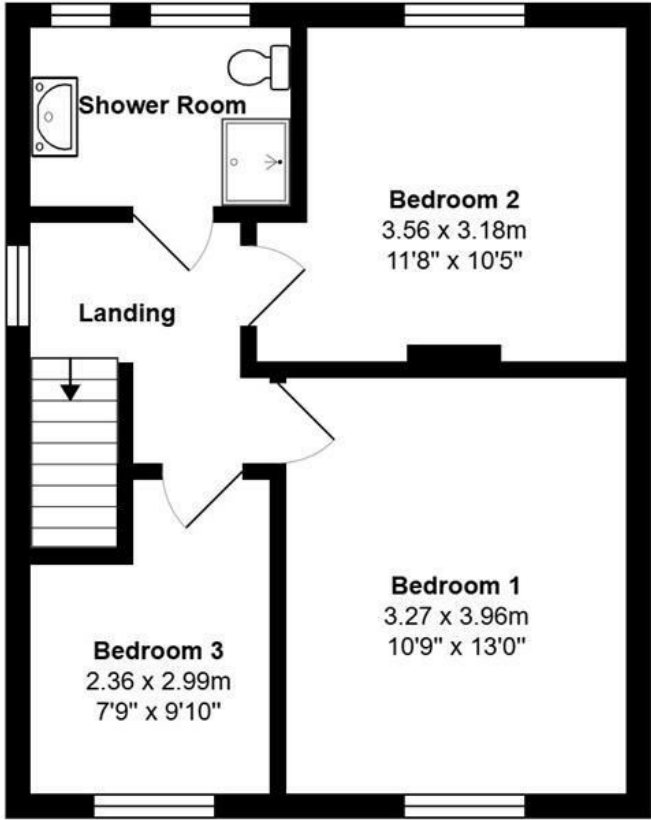




Floorplan



Ground Floor

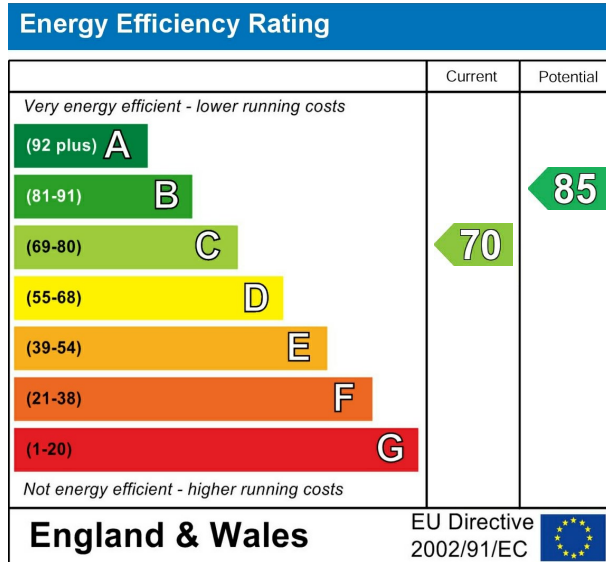


First Floor





EPC



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

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