

Davis
Lund

College Road
Ripon
North Yorkshire
HG4 2HA

Guide Price £445,000





Accommodation

A beautifully presented period townhouse. revealing spacious and immaculately kept accommodation, arranged over two floors and extending to approximately 1500 square foot in total.

The extended layout is as flexible as it is spacious, with three good size reception rooms and the stunning breakfast kitchen, ideal for entertaining and family life. The property has been renovated in recent years, with care taken to retain the properties charm, now revealing a neutrally decorated interior, which feels light and airy throughout. The property also still offers the scope to extend into the loft, as a number of neighbouring properties have, subject to necessary consents.

The house is conveniently located close to the city centre and an array of amenities. It is also perfectly placed for Ripon's highly regarded secondary schools, including the Ripon Grammar School being just seconds walk away.

On the ground floor the main entrance door leads into the entrance vestibule and hallway beyond, with stairs rising to the first floor. The great size lounge is situated to the front of the house, with a large bay window flooding the room with light. There is a further living/family room and dining room, whilst the breakfast kitchen is located at the rear of the property, offering access to the garden. The kitchen is stylishly fitted with an extensive range of units and integrated appliances, whilst the island also offers breakfast bar seating and a WC completes the downstairs layout. To the first floor there is a landing with over stairs storage, four bedrooms and the house bathroom, which comes fitted with a white suite, including bath and separate shower.

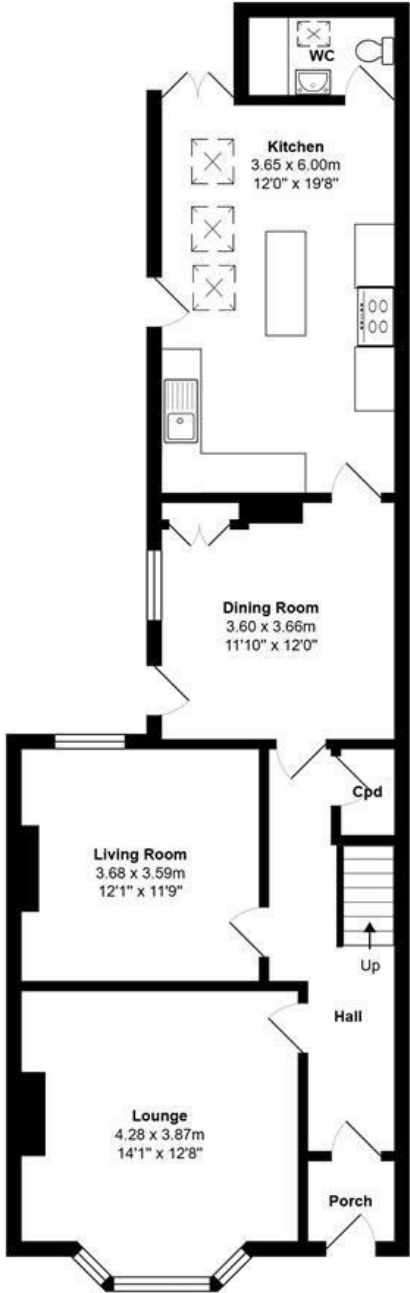
Externally steps and a pathway lead up from the street, giving access to the property and the low maintenance front garden. Lane access is available to the side, leading to the rear of the terrace, where a carport and parking are available. Gated access is available to the enclosed rear garden, which is a good size, part laid to lawn and offering seating options, to make the most of the sun throughout the day.

Properties on this highly sought after street are rare to market and an early viewing is advised very desirable home.

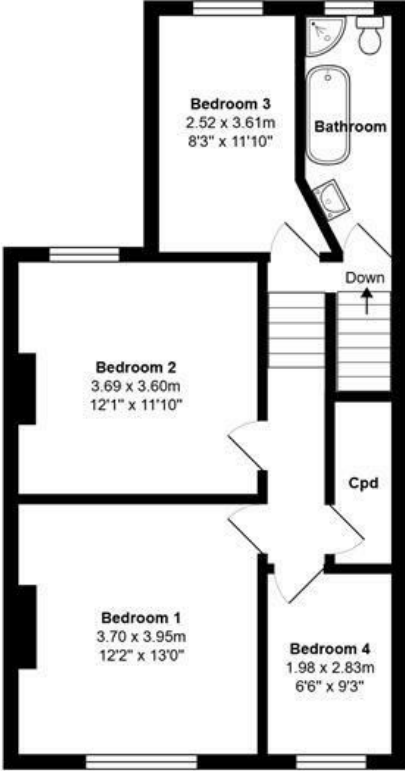




Floorplan



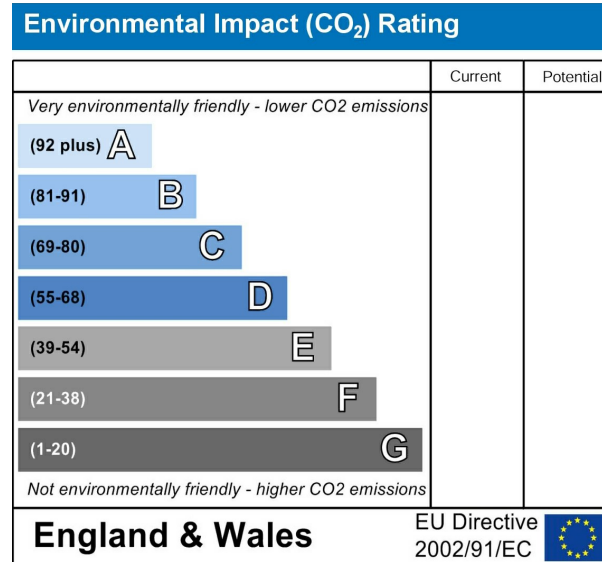
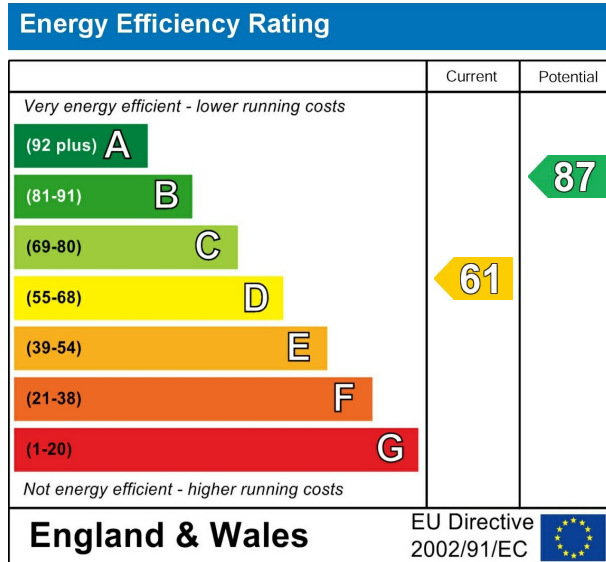
Ground Floor



First Floor



EPC



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