

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

Doublegates Walk  
Ripon  
North Yorkshire  
HG4 2TX

Guide Price £380,000





## **Accommodation**

A well presented detached family home, offering spacious and flexible accommodation, whilst also being situated on a sought after development to the west of the city. The delightful house offers a lovely enclosed rear garden, a single garage and driveway parking.

The house occupies an enviable location on the development, overlooking the park and woodland, whilst also being set in a small cul-de-sac. The property has been much improved in recent years, not least the creation of a stunning open plan kitchen/diner/family room.

On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC. The double aspect living room offers a feature fireplace and access to the rear garden. The open plan kitchen/diner/family room comes stylishly fitted, with an extensive range of modern units and integrated appliances. The room again enjoys a double aspect, whilst there is a tiled floor and rear access door. To the first floor there is a landing with loft access, main bedroom with fitted wardrobes and ensuite shower room, three further bedrooms (two with fitted storage) and the house bathroom, fitted with a white three piece suite. The property is double glazed and gas central heating is in place.

Externally there is driveway parking to the front of the house, whilst access is also available to the single garage, with an up and over door. There are established open gardens to the front and side, whilst gated access is available to the main garden, which is fully enclosed and mainly laid to lawn, with a patio seating area and affording a high degree of privacy.

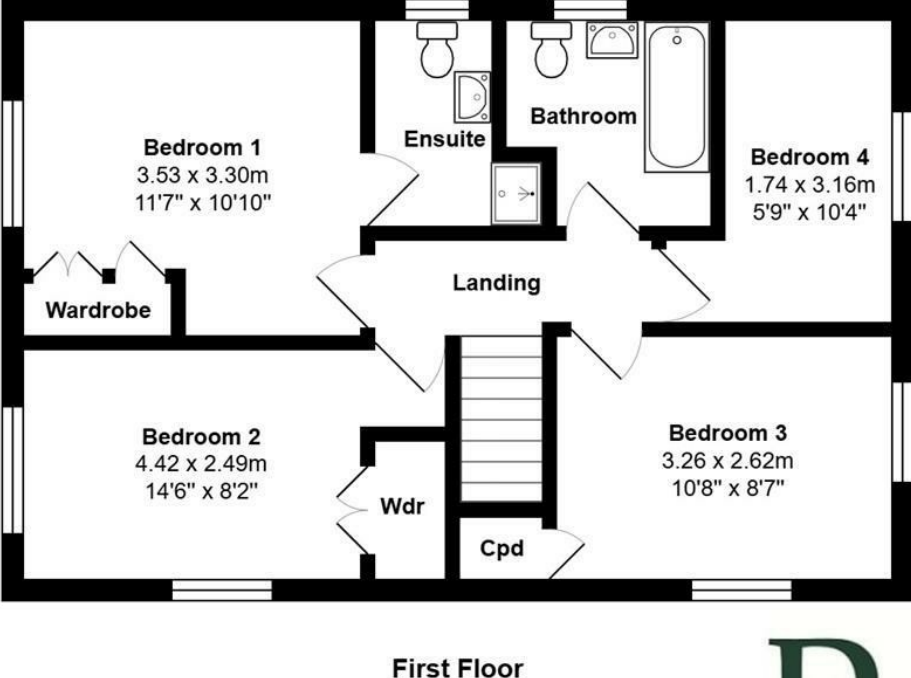
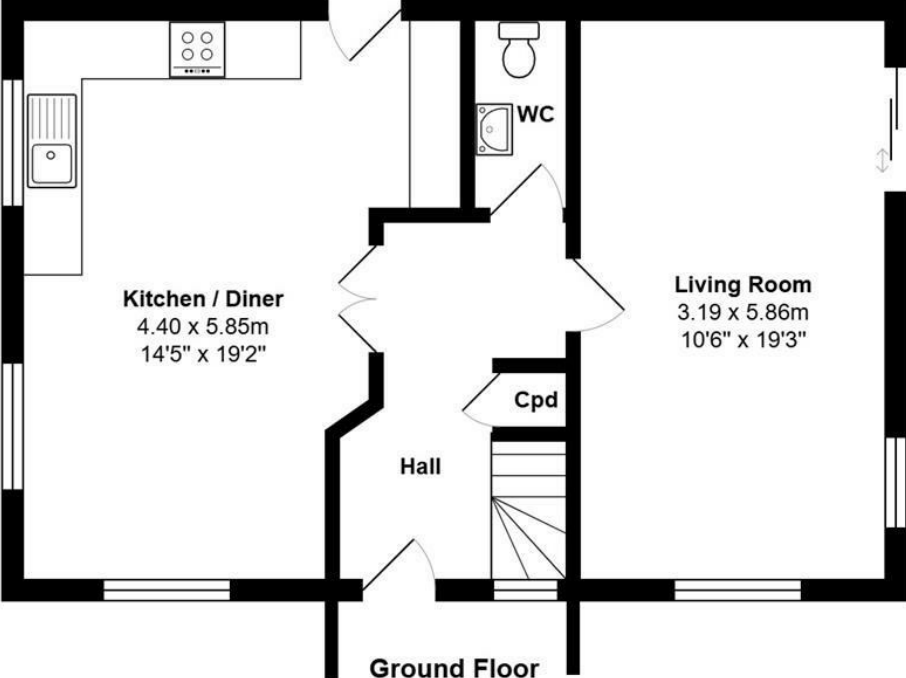
The property is just seconds away from fields and the woodland beyond, making it ideal for purchasers with children or dogs, with lovely riverside walks on the doorstep. The house is also ideally placed for Ripon's well regarded secondary schools, both the Ripon Grammar School and Outwood Academy.

This lovely family home will not be on the market long and an early viewing is advised.







Floorplan





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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