

Davis
Lund

Whitcliffe Crescent
Ripon
North Yorkshire
HG4 2JP

Guide Price £275,000





Accommodation

A spacious three bedroom semi detached bungalow, enjoying a lovely setting and being located in a highly desirable area to the south side of the city, which now offers the opportunity to modernise to personal taste.

The bungalow sits on a good size low maintenance plot, whilst it has been extended to the rear, with the addition of a conservatory. There is undoubtedly the scope to extend or convert the loft space, as a number of neighbouring property have done, subject to necessary consents. There is also the possibility to drop the kerb and add driveway parking, again subject to obtaining permission.

The main entrance door leads into the entrance hall, with loft access and a storage cupboard. The living room is located to the front of the property, whilst access is available into the kitchen and conservatory beyond. The kitchen comes fitted with a range of units, plus a further storage cupboard. There are three bedrooms (two doubles and one single) and the fully tiled shower room completes the layout. The property is double glazed and gas central heating is in place.

Externally there are low maintenance gravelled garden to three sides, enclosed with wall and fence boundaries, with the gardens attracting a lot of sunshine throughout the day.

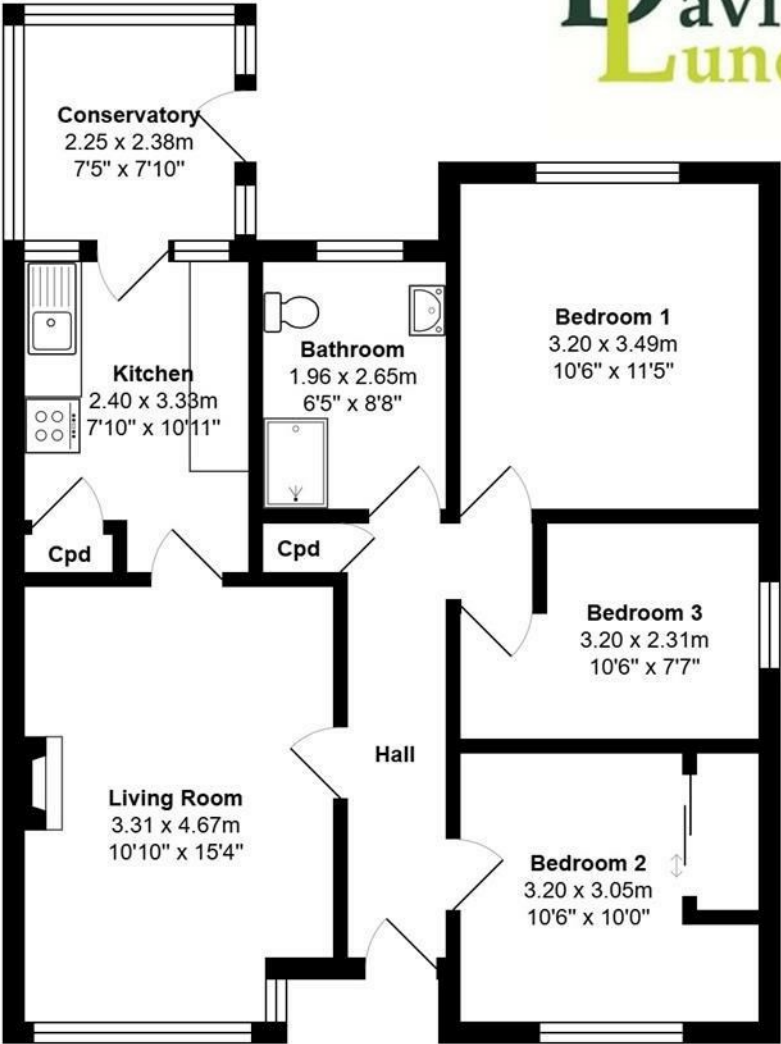
Located in a sought-after residential area on the south side of the city, the property is situated close to schools and amenities, whilst also being near to open countryside. The bypass is available close by, whilst the bungalow is also situated close to the 36 bus route, giving ease of access and a regular service to Harrogate and Leeds.

Sold with no onward chain, an internal appraisal is advised to appreciate the space and potential that this project offers.







Floorplan





EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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

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