

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

Kings Mead  
Ripon  
North Yorkshire  
HG4 1EJ

Guide Price £585,000





## **Accommodation**

A beautifully presented detached family home, revealing meticulously maintained and skilfully extended accommodation, whilst also enjoying a lovely quiet setting and being tucked away on a highly sought after development to the outskirts of Ripon.

The property has been much improved over the years, having undergone a substantial extension and now offering a modern interior and quality finish, including a stylish kitchen, beautifully appointed bathrooms, two ensembles and lovely private landscaped gardens.

The main entrance door leads to an entrance hallway with stairs rising to the first floor and access into the living room, offering a double aspect and double doors leading to the substantial garden room, fitted with a solid roof for all year round use. The breakfast kitchen comes fitted to a very high standard, with an extensive range of quality units and integrated appliances, whilst a tiled floor flows into the good size utility room, offering great storage space and a cloakroom/WC. The snug/family room completes the downstairs layout, adding flexibility to the accommodation. To the first floor there is the landing with loft access, main bedroom with a stylish fully tiled ensuite shower room, guest bedroom which again offers an ensuite, two further good size bedrooms and the house bathroom, once again fully tiled and beautifully finished.

Externally there is an open lawned garden to the front of the house, with steps and pathway leading to the front door. A driveway provides parking and gives access to the double garage, with an up and over door and further rear access door. Gated access leads to the fantastic rear garden, which is fully enclosed and affords a high degree of privacy, whilst also attracting plenty of sunshine. The garden is laid to lawn, with an extensive raised patio entertainment area and an insulated garden room, sure to suit a number of uses, whilst also offering a further private seating area, creating an ideal space to relax.

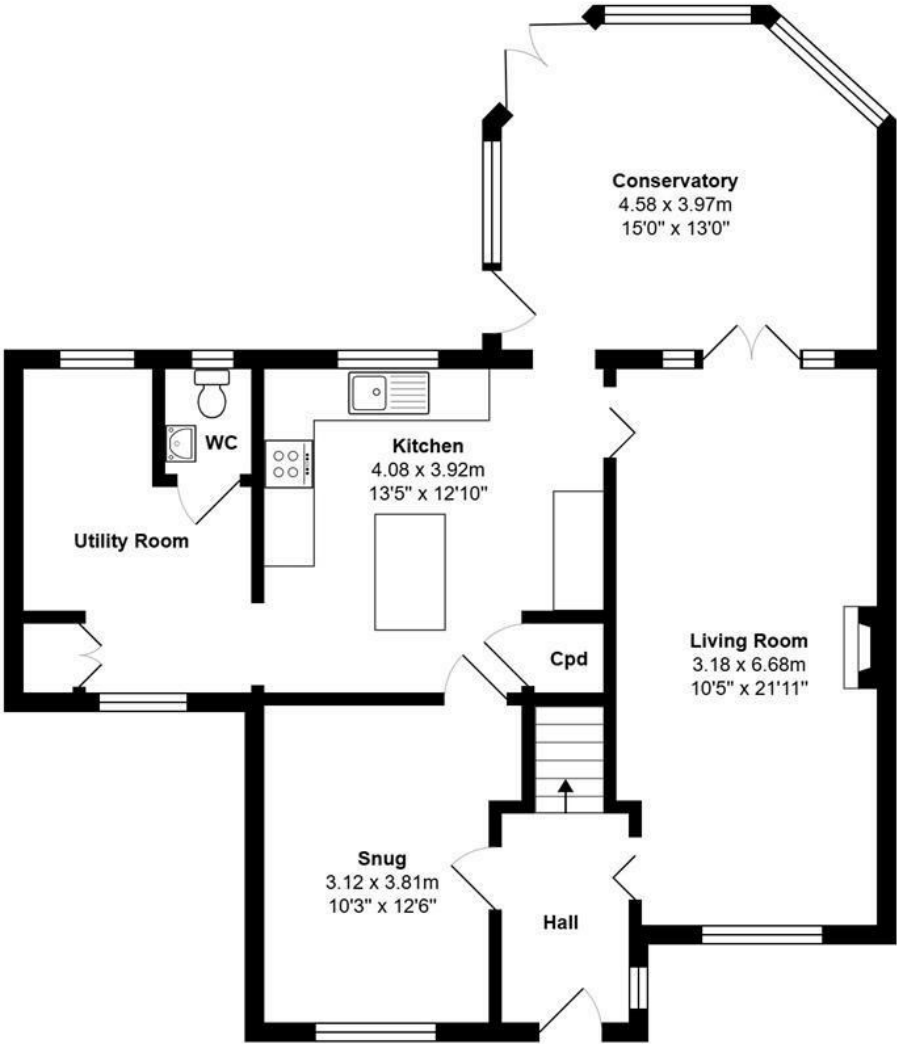
The house offers countryside walks on the doorstep, whilst also being just a short walk from the city centre, along quiet back lanes and giving ease of access to shops, amenities, schools and transport links.

Properties of this quality are rare to market, being ready to move into and sure to suit a variety of potential purchasers, so an early viewing is advised on this highly desirable home.

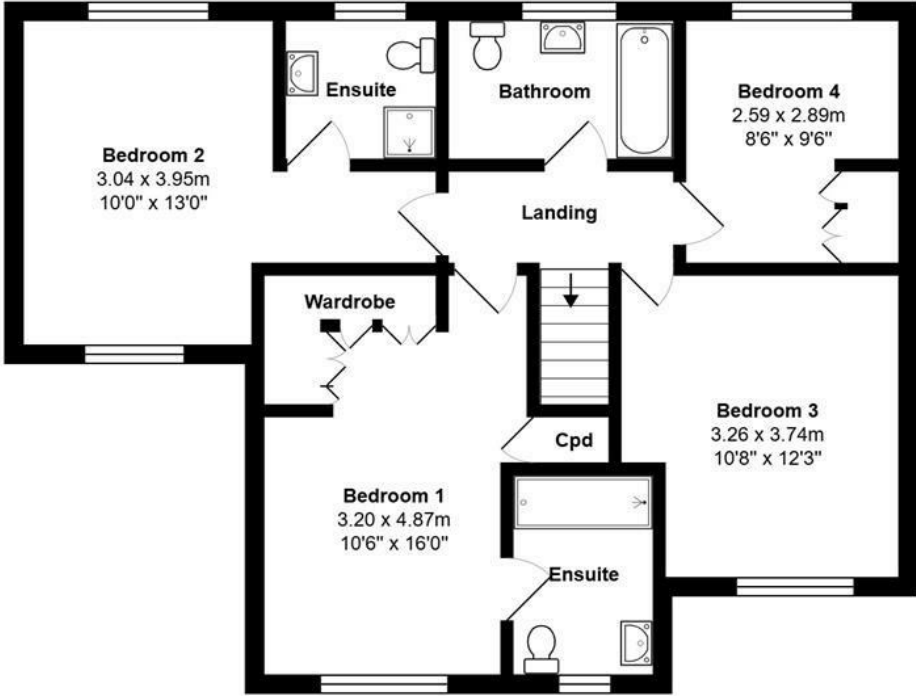




Floorplan




Ground Floor




First Floor



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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