

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

Laver Way  
Ripon  
North Yorkshire  
HG4 2DU  
Guide Price £450,000





## **Accommodation**

A substantial four double bedroom detached family home, recently constructed and located on the highly sought after Bishop's Glade development, situated on the edge of open countryside and with lovely riverside walks on the doorstep.

The spacious property reveals a light and airy interior, with an open plan kitchen/diner/family room flowing beautifully to the ground floor, ideal for modern family life. The property extends to approximately 1650 square foot in total, including the integral garage.

On the ground floor the main entrance door leads into the entrance hall, with engineered oak flooring, stairs rising to the first floor, understairs storage and access to the garage. The living room is situated to the front of the house, with flooring continuing from the hallway and a bay window flooding the room with light. The rear of the property houses the open plan kitchen/diner/family room, with double door access to the rear garden and making an ideal entertaining space. The kitchen comes fitted with a range of stylish units and equipped with integrated appliances, whilst there is a utility room with access to the rear garden and a cloakroom/WC. To the first floor there is good size landing with loft access and an airing cupboard, main bedroom with fitted wardrobes and a modern ensuite shower room, three further double bedrooms and the stylish house bathroom, part tiled and fitted with a white suite, including a bath and separate shower.

Stepping outside, there is an open lawned garden to the front of the house, whilst a block paved driveway provides parking and access to the garage. Gated access is available to the lovely enclosed rear garden, which is mainly laid to lawn, with an extensive patio seating area. A further fenced area beyond the main garden offers a blank canvass for the new owner(s) to landscape to personal taste.

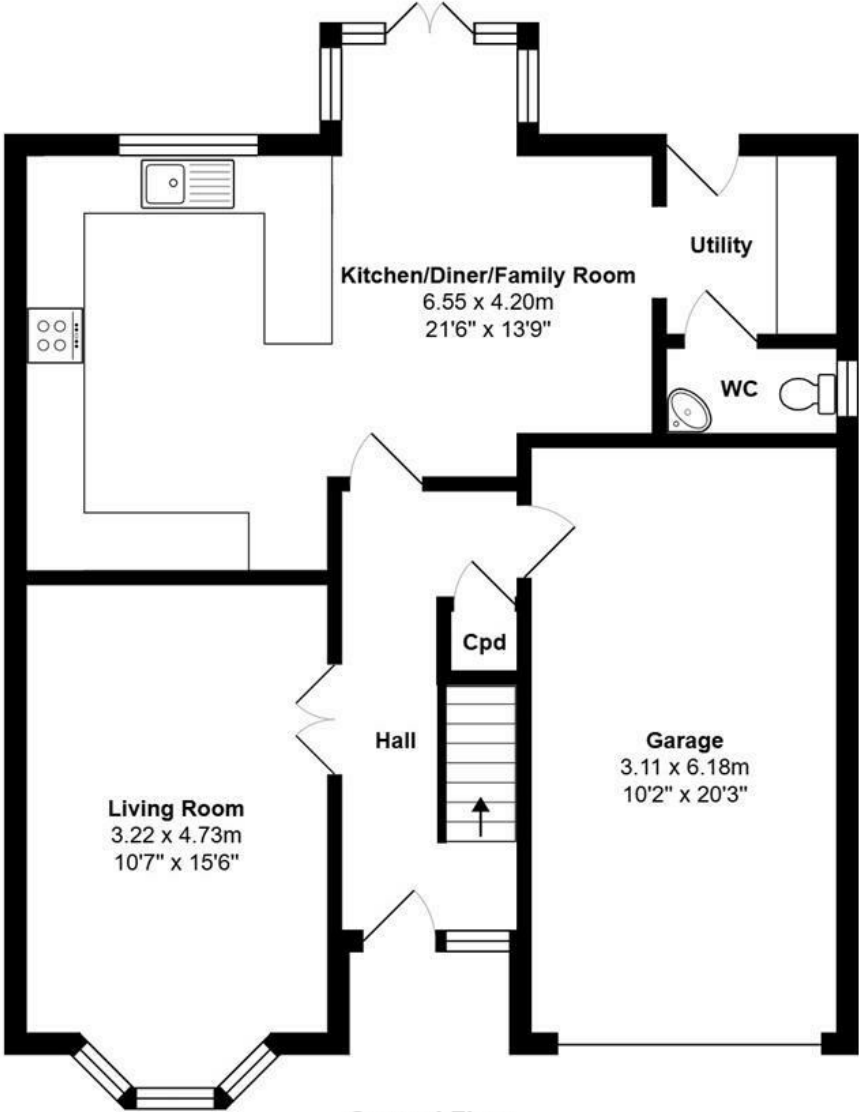
The Bishop's Glade development is located on the Western edge of the city, approximately one mile from the city centre, with both the highly regarded Ripon Grammar School and Outwood Academy just a short walk away. The property is also ideally placed for country walks, including fields and the riverside walks available within seconds, ideal for dog owners.

The property is sold with the balance of the new build warranty in place and an early viewing is advised on this beautifully presented and spacious, energy efficient home.

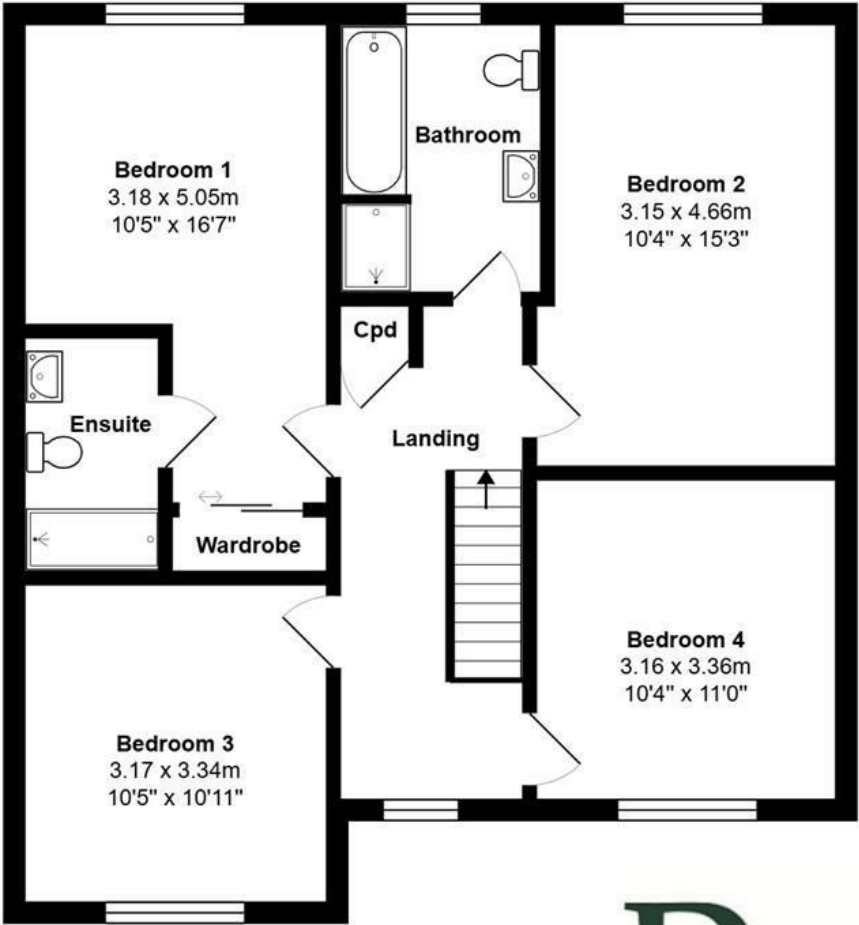




Floorplan



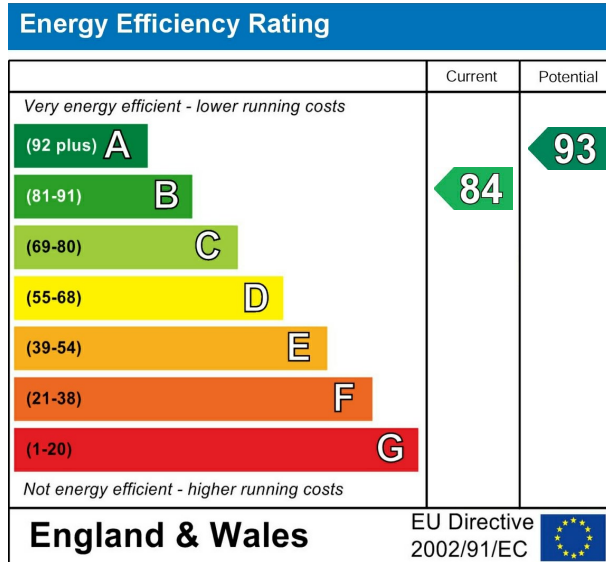
Ground Floor



First Floor



EPC



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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