Davis Lund

Ash Bank Road
Ripon
North Yorkshire
HG4 2EL

Guide Price £350,000











Accommodation

A spacious, extended five bedroom semi-detached dormer bungalow, offering versatile and deceptive accommodation arranged over two floors. A loft conversion has completely transformed the accommodation, adding two additional double bedrooms, a store room and WC. There is still the scope to convert the WC to a shower/bath room, subject to any necessary consents and the new owners requirements.

The property has been much improved in recent years, now offering neatly presented accommodation, which is ready to move into. There is also a good sized, fully enclosed garden, which offers a good degree of privacy and is somewhat of a blank canvas, providing the new purchaser(s) the opportunity to further landscape the garden to suit their personal requirements.

Situated on the western outskirts of the city, the property offers ease of access to Ripon's secondary schools, including the Ripon Grammar School, whilst also ideally placed for countryside walks.

On the ground floor there is an entrance porch, entrance hall with stairs rising to the first floor, living room, kitchen with fitted units, large conservatory with double doors to the rear garden, three bedrooms and the house bathroom, fitted with a modern white suite incorporating a bath with glazed screen and shower over. To the first floor there is a landing with storeroom, two good size double bedrooms and a WC. With over 1200 square foot of accommodation, the bungalow also offers double glazing and gas central heating.

Externally, gated access leads to driveway parking and the lawned front garden. Gated access is available to the good size family friendly enclosed rear garden, part laid to lawn and with a number of seating options, to make the most of the sunny aspect. A large timber shed also adds handy storage.

Properties in this sought after area are rare to market, especially at this size and in this price bracket. The property is sure to suit both families and also purchasers requiring downstairs bedrooms, so an early viewing is advised on this lovely chain free home.









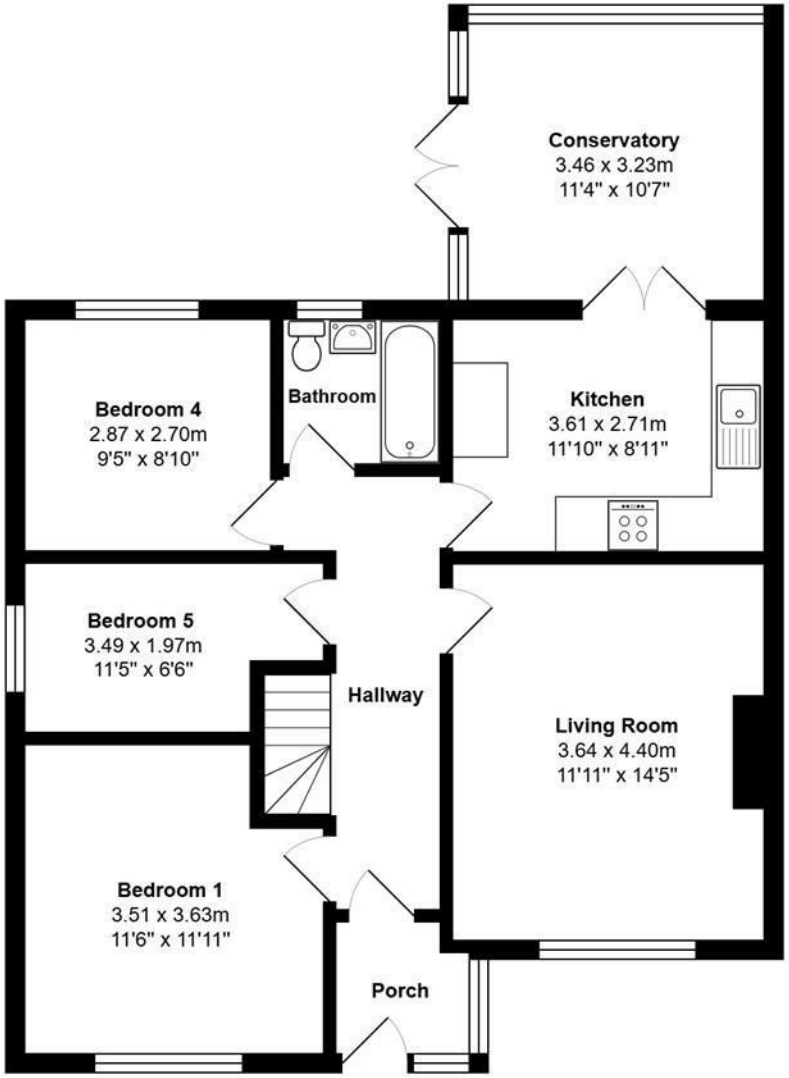


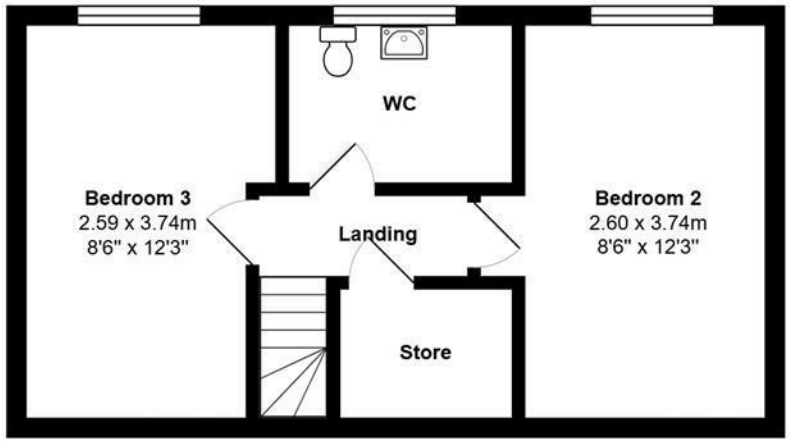






Floorplan


Conservatory
3.46 x 3.23m
11'4" x 10'7"
Bedroom 4
2.87 x 2.70m
9'5" x 8'10"
Bathroom
Kitchen
3.61 x 2.71m
11'10" x 8'11"
Bedroom 5
3.49 x 1.97m
11'5" x 6'6"
Hallway
Living Room
3.64 x 4.40m
11'11" x 14'5"
Bedroom 1
3.51 x 3.63m
11'6" x 11'11"
Porch


WC
Bedroom 3
2.59 x 3.74m
8'6" x 12'3"
Landing
Bedroom 2
2.60 x 3.74m
8'6" x 12'3"
Store

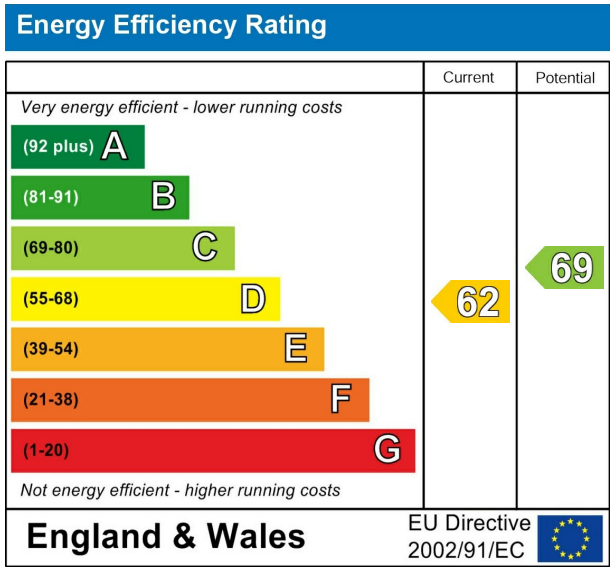


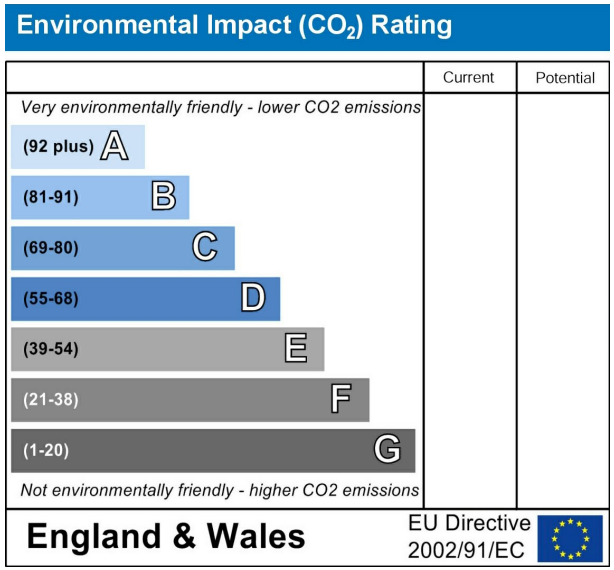






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