Davis Lund

Quarry Moor Lane
Ripon
North Yorkshire
HG4 1RJ

Guide Price £425,000











Accommodation

A neatly presented and surprisingly spacious five bedroom detached home, situated in a highly sought after residential area on the south side of Ripon. With flexible accommodation, the property is sure to appeal to a variety of purchasers, whilst it is also offered to the market with no onward chain.

The house is conveniently located close to the city centre and Ripon's array of amenities. Ripon's secondary schools are also close by, including the renowned Ripon Grammar School, whilst the leisure centre is just a short walk away, housing Ripon's swimming baths. There is a supermarket nearby, whilst the property is located close to the 36 bus route, with a regular service to Harrogate and Leeds.

Entering the property, there is a spacious entrance hall with stairs rising to the first floor. The living room is a great size, with a large bay window flooding the room with natural light, and a gas fire, giving a cosy feel. The kitchen enjoys a lovely outlook over the rear garden and is fitted with a variety of modern units and some appliances, whilst there is also an understairs storage cupboard and garden access. A breakfast bar is also incorporated, perfect for informal dining. There is a further reception room, currently utilised as a dining room, but sure to suit a variety of uses such as a home office, playroom or downstairs bedroom. Completing the downstairs layout is a WC. Rising to the first floor, there is a spacious landing with loft access, cupboard providing handy storage and WC, generous main bedroom with fitted wardrobes and bay window giving an airy feel, three further well-proportioned bedrooms, a versatile study/dressing room and family bathroom, which is fully tiled and fitted with a white suite, including a bath with shower over. The property is double glazed throughout and benefits from gas central heating.

Externally, the property profits from a paved driveway providing parking for two vehicles and access to the single garage. To the rear, the garden is fully enclosed and enjoys a good degree of privacy, ideal for those with children or pets. The garden has been beautifully landscaped, partially lawned with a patio entertainment area and stocked flowerbeds, providing an idyllic space for outdoor living and dining. A gate allows access to the driveway.

Homes of this calibre and charm are rare to market, and with such kerb appeal, an early viewing is advised on this highly desirable and chain free home.









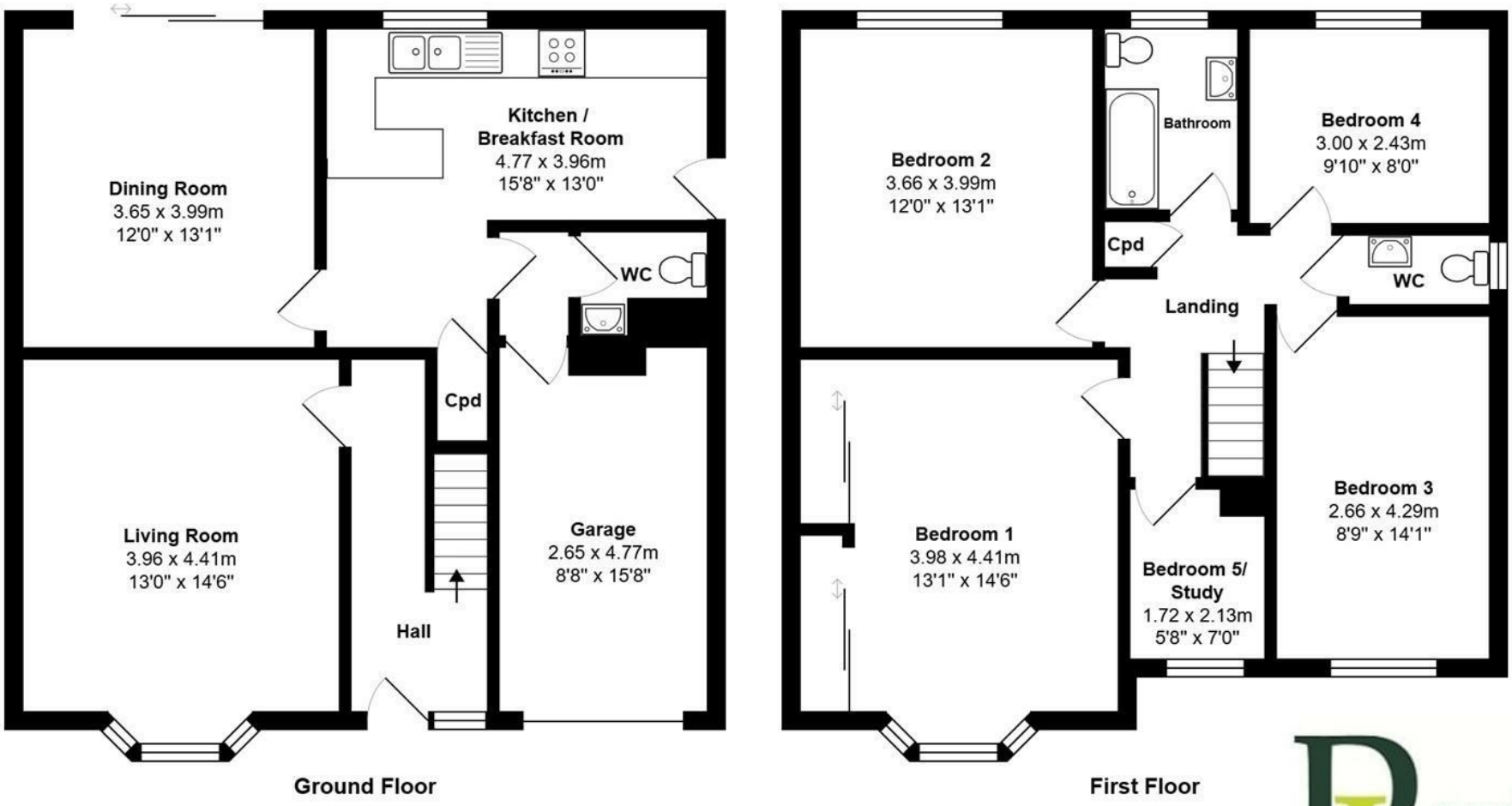

Always
kiss me
goodnight







Floorplan



Total Area: 144.8 m² ... 1558 ft² Including Garage

Davis Lund

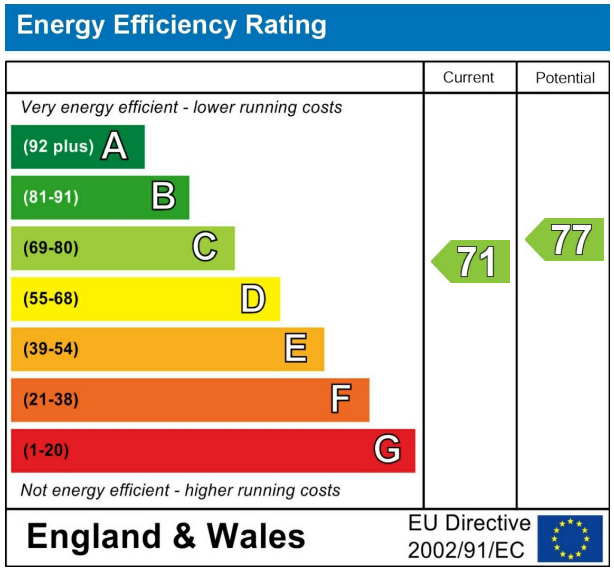


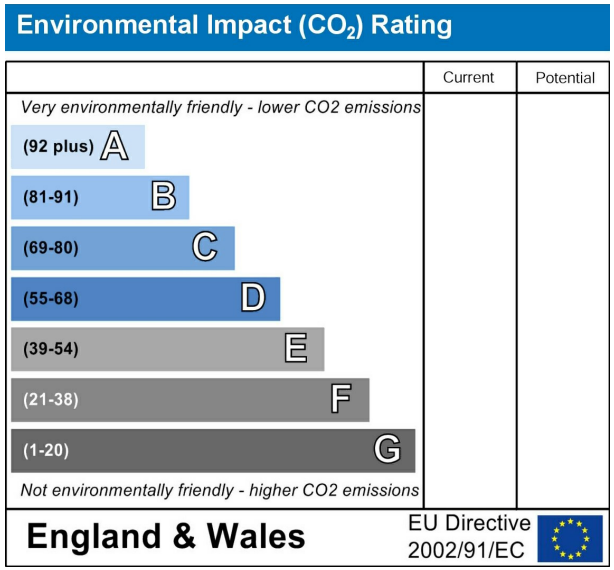






EPC





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

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order