

Davis
Lund

Darnborough Gate
Ripon
North Yorkshire
HG4 2TF
Guide Price £340,000





Accommodation

Located on a select and highly desirable development, this modern townhouse has been completely transformed by the current owners. A meticulously planned extension has created a breath-taking open plan living space, offering almost 500 square feet of stylish accommodation alone, with a pitched glass roof flooding the room with light and creating a feeling of space. No expense has been spared with the fitting of a high-end kitchen, both stylish and practical, coming fully equipped with fitted appliances and a large island/breakfast bar. The extension also flows seamlessly to the landscaped rear garden, through the full length glazed sliding doors.

The air of quality flows throughout the house, including the contemporary bathroom and ensuite, plus multi-zone underfloor heating which has been added to the ground floor. Another lovely feature is the balcony to the first floor, accessed from the living room and overlooking the rear garden and beyond.

Originally a three bedroom house, the garage has also been converted to provide further living space or a fourth bedroom, ideal for buyers looking to incorporate an elderly relative on the ground floor. Also deal for family living, the new layout has been planned with flexibility in mind. With the current layout, several living space options are available and whilst currently used as a three bedroom house, the accommodation could easily be utilised to create four or even five bedrooms, should the new owners wish.

The property enjoys a lovely setting, surrounded by beautiful landscaped gardens, whilst also benefitting from an open aspect to the front. The house is conveniently located close to the city centre, an array of amenities and Ripon's highly regarded secondary schools, including the Ripon Grammar School.

The main entrance door leads to a spacious entrance hall, with a tiled floor and understairs storage. There are doors leading to the snug/bedroom 4 and the open plan kitchen/dining/family room. Beyond this space there is a utility room and downstairs WC, both of which were added as part of the extension. To the first floor there is a landing, spacious lounge with double doors leading onto a good size balcony, the third bedroom and the house bathroom, fully tiled and fitted with a contemporary white three piece suite, including a bath with shower and glazed screen over. To the top floor there is a further landing with airing cupboard and loft access hatch, the master bedroom with a range of fitted wardrobes and a stylish en-suite shower room, plus a further good size double bedroom, again with fitted wardrobes.

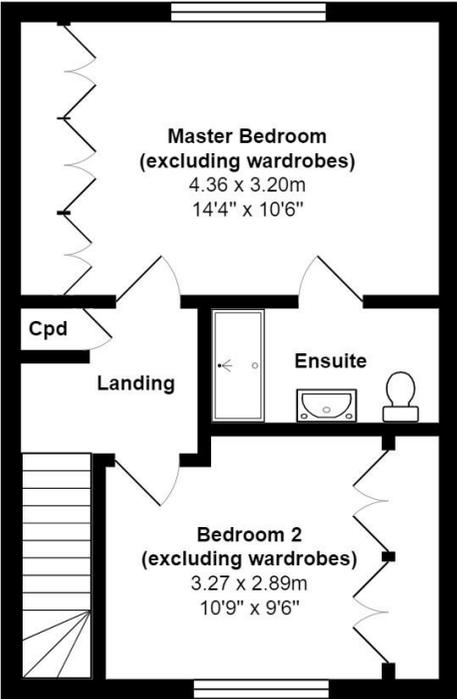
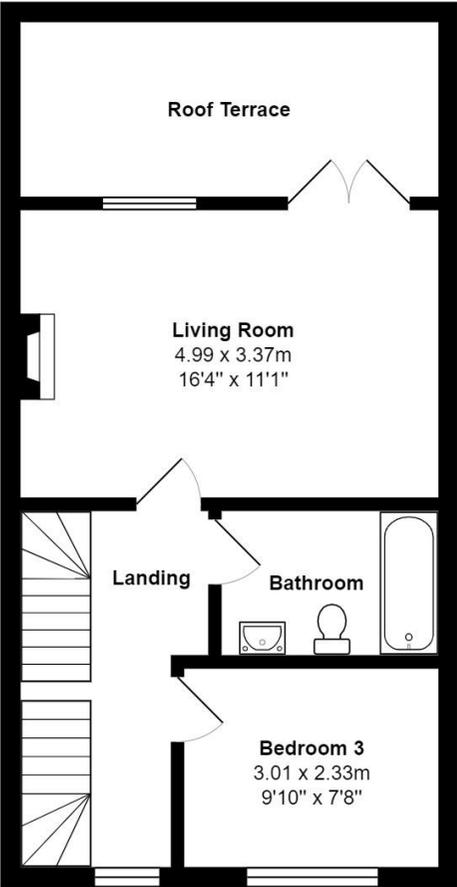
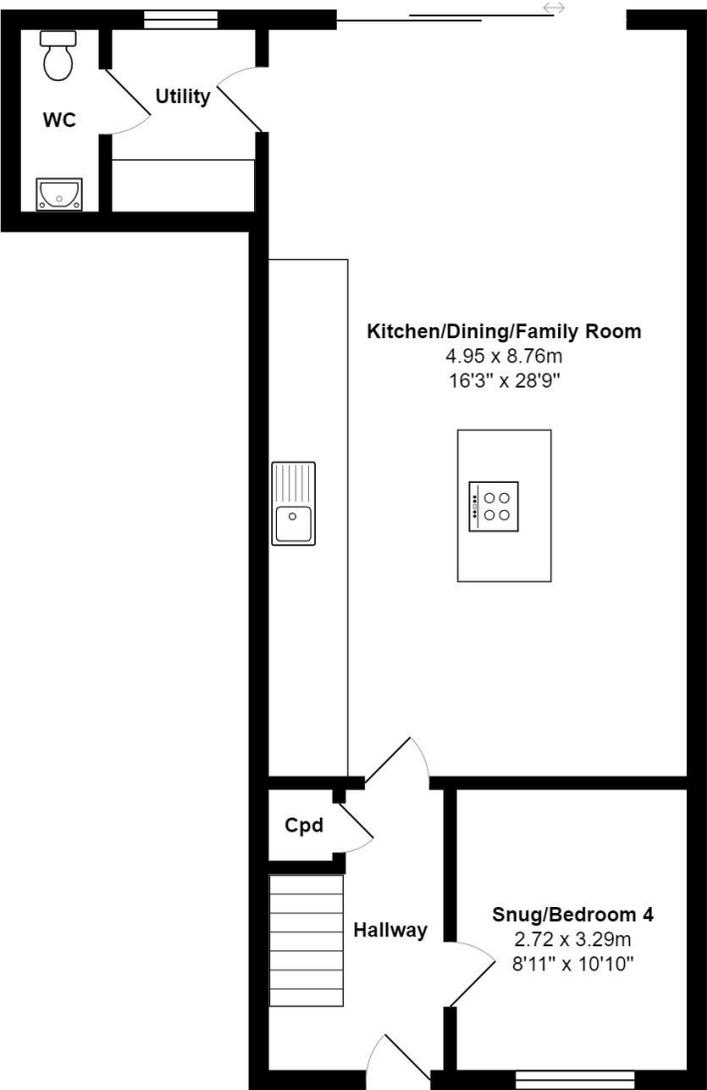
Externally there is a block paved driveway to the front of the house, providing parking. There is a lovely garden to the rear, fully enclosed by wall and fence boundaries, ideal for families or purchasers with pets. The garden is part laid to lawn, with two extensive paved patio areas, ideal for entertaining and making the most of the sun throughout the day. Foliage to the rear gives a good degree of privacy, whilst gated access is also available.

Properties of this quality are rare to market, an internal viewing is essential to appreciate the flexibility and standard of the accommodation on offer.





Floorplan





EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING BY APPOINTMENT ONLY – 01765 602233 – ripon@davislund.co.uk – www.davislund.co.uk

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