

Davis
Lund

Oak Road
Ripon
North Yorkshire
HG4 2NA

Guide Price £200,000





Accommodation

A much loved three bedroom terraced house, revealing good size low maintenance gardens and a spacious interior. This lovely family home offers great value for money and it is sure to be of interest to first time buyers, whilst it does now offer the opportunity to update in areas to personal taste.

The house occupies a handy location with ease of access to shops, schools and amenities. The property is also ideal for walkers, with lovely riverside walks close by.

On the ground floor there is an entrance hall with stairs rising to the first floor and access to the open plan lounge/diner, with double doors leading to the rear garden. There is the kitchen, fitted with a range of units and offering further under stairs storage, whilst there is also a rear porch and store room beyond, which could no doubt be utilised for a number of uses. To the first floor there is landing with loft access hatch, main bedroom with fitted wardrobes, two further bedrooms and the part tiled shower room, fitted with a white suite and housing the gas central heating boiler.

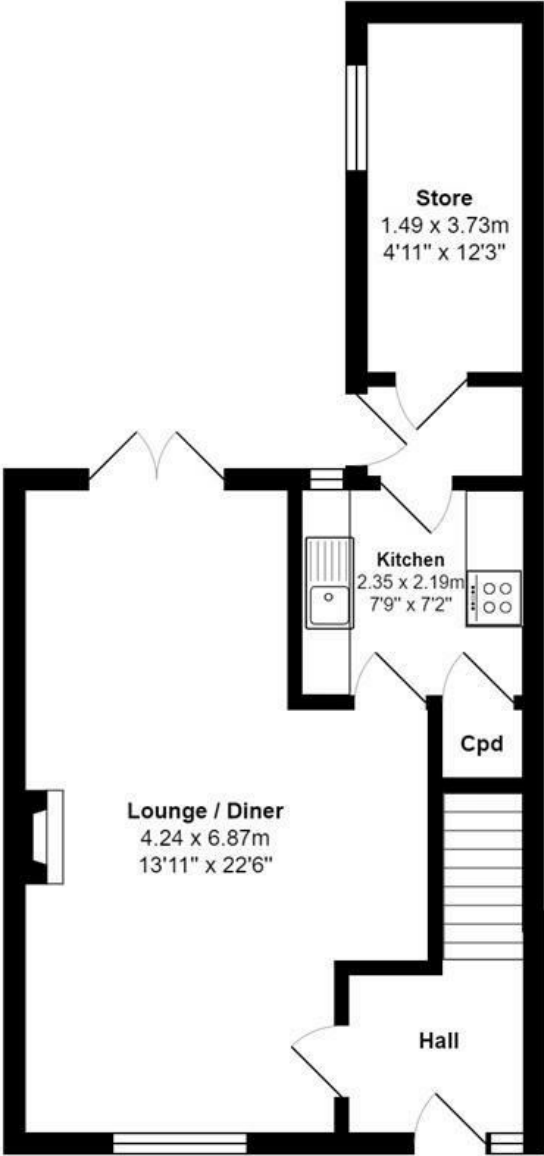
Externally there is a a low maintenance front garden, with gated access and pathway to the front door. The enclosed rear garden is a good size and again designed with ease maintenance in mind, being mainly paved and offering a decked seating area. There is gated access to the back lane, where on street parking is available, whilst a further gate and passageway give access back to the front of the house.

This deceptively spacious house is sure to appeal to a variety of purchasers, whilst also being offered for sale with no onward chain and an early viewing is advised.

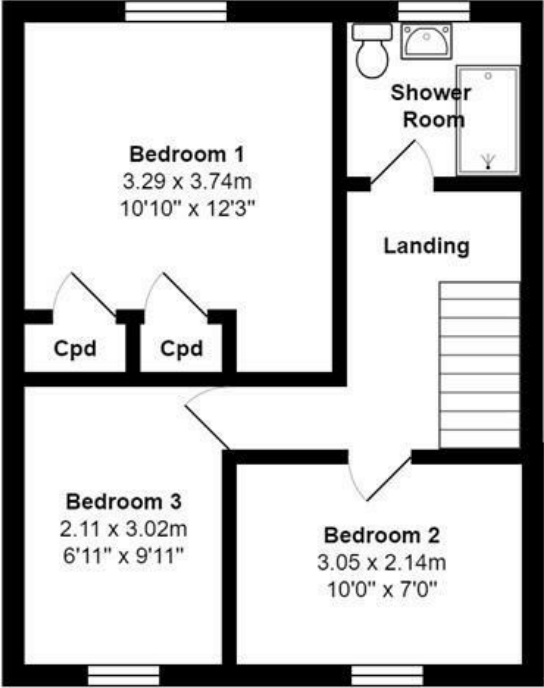




Floorplan



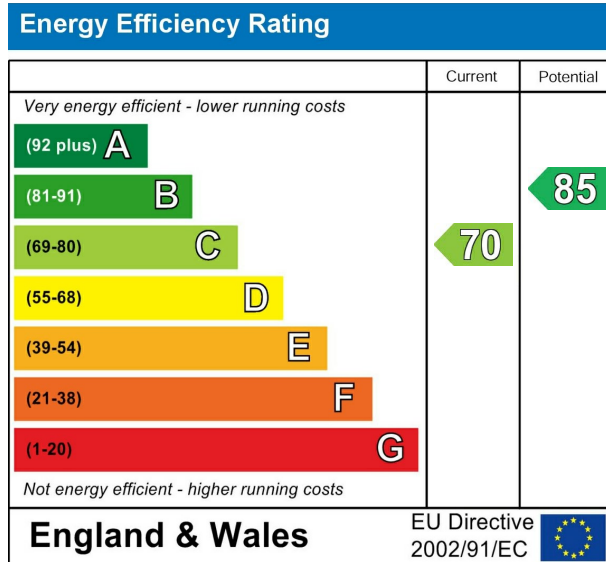
Ground Floor



First Floor



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.

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