





## **Accommodation**

A two bedroom mid terraced cottage, revealing deceptively spacious accommodation and a small courtyard garden to the rear. Offering the scope to update in areas, there is also the potential for a loft conversion, as a number of neighbouring properties have done, subject to any necessary consents.

The property occupies a handy location close to the city centre, with Ripon's array of amenities close by, plus the bus station, including access to the 36 bus route to Harrogate and Leeds. Located on a sought after street, there are three supermarkets within walking distance, whilst the Ripon bypass is also only moments away.

On the ground floor there is a small entrance hall with stairs rising to the first floor, living room with a gas fire and a good size kitchen/diner, offering a tiled floor and range of fitted units, whilst also housing the gas boiler. There is understairs storage and a door leading to the rear courtyard. To the first floor there is a landing with loft access, two good size bedrooms (the main bedroom having over stairs storage) and the house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over. The property also benefits from gas central heating and double glazed windows.

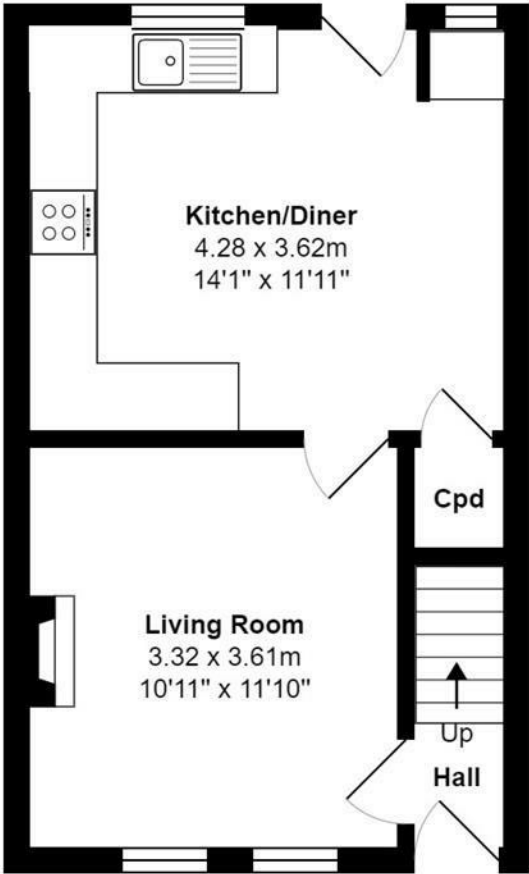
There is a low maintenance courtyard garden to the rear, fully enclosed and designed for ease of maintenance, with a handy brick built store and pedestrian access is also available back onto the main street. Street parking is available, on a first come first served basis.

The property is sure to be of interest to a range of purchasers and an early viewing is advised for this lovely property, on an ever popular street.

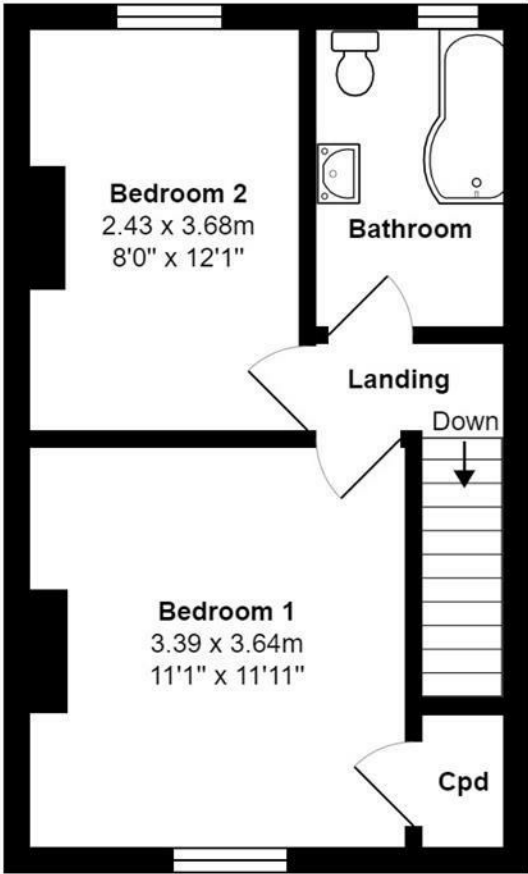




Floorplan

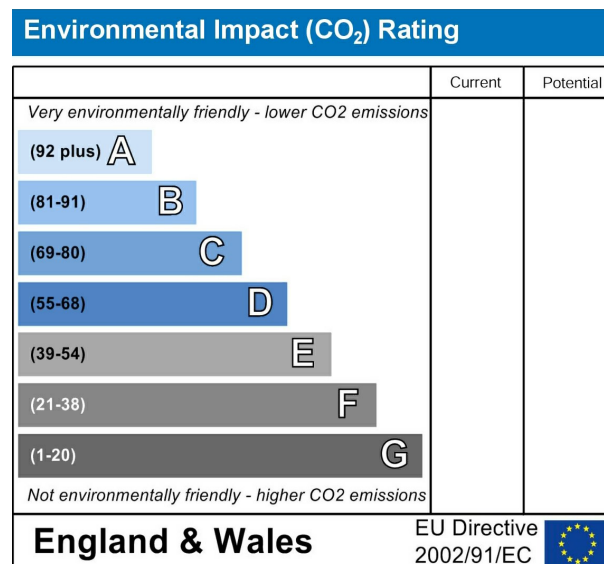
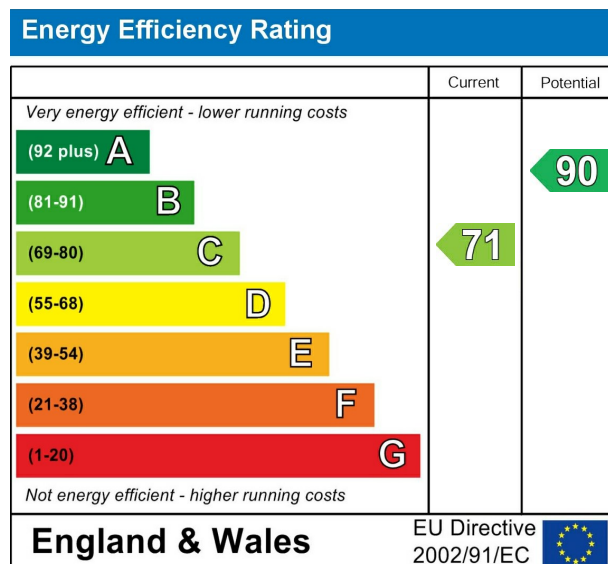


Ground Floor



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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