





Accommodation

A smartly presented and newly redecorated two bedroom ground floor apartment, ready to move into and sure to be of interest to a range of purchasers, not least those requiring single floor living and looking for a more budget friendly alternative to a bungalow.

The apartment reveals a light and neutral interior, with fresh paint and floor coverings, whilst the property is double glazed and gas central heating is in place, making for an energy efficient home. There is also the scope to open up the kitchen and living room, to suit open plan living, subject to necessary permissions and consents.

Situated just a short walk from the city centre and the array of amenities Ripon has to offer, the 36 bus route also runs close by, running a regular timetable to Harrogate and Leeds. For purchasers that do drive, free permit parking is also available, in the private car park.

On the ground floor, a pathway and private entrance door lead to the good size hallway, with two storage cupboards, one housing the gas central heating boiler. There is a good size living room and access to the kitchen/diner, fitted with a range of units and with space for a small table. There are two bedrooms, one being a good size double and then a further single, whilst the modern bathroom comes part tiled and fitted with a white suite, including a bath with glazed screen and shower over.

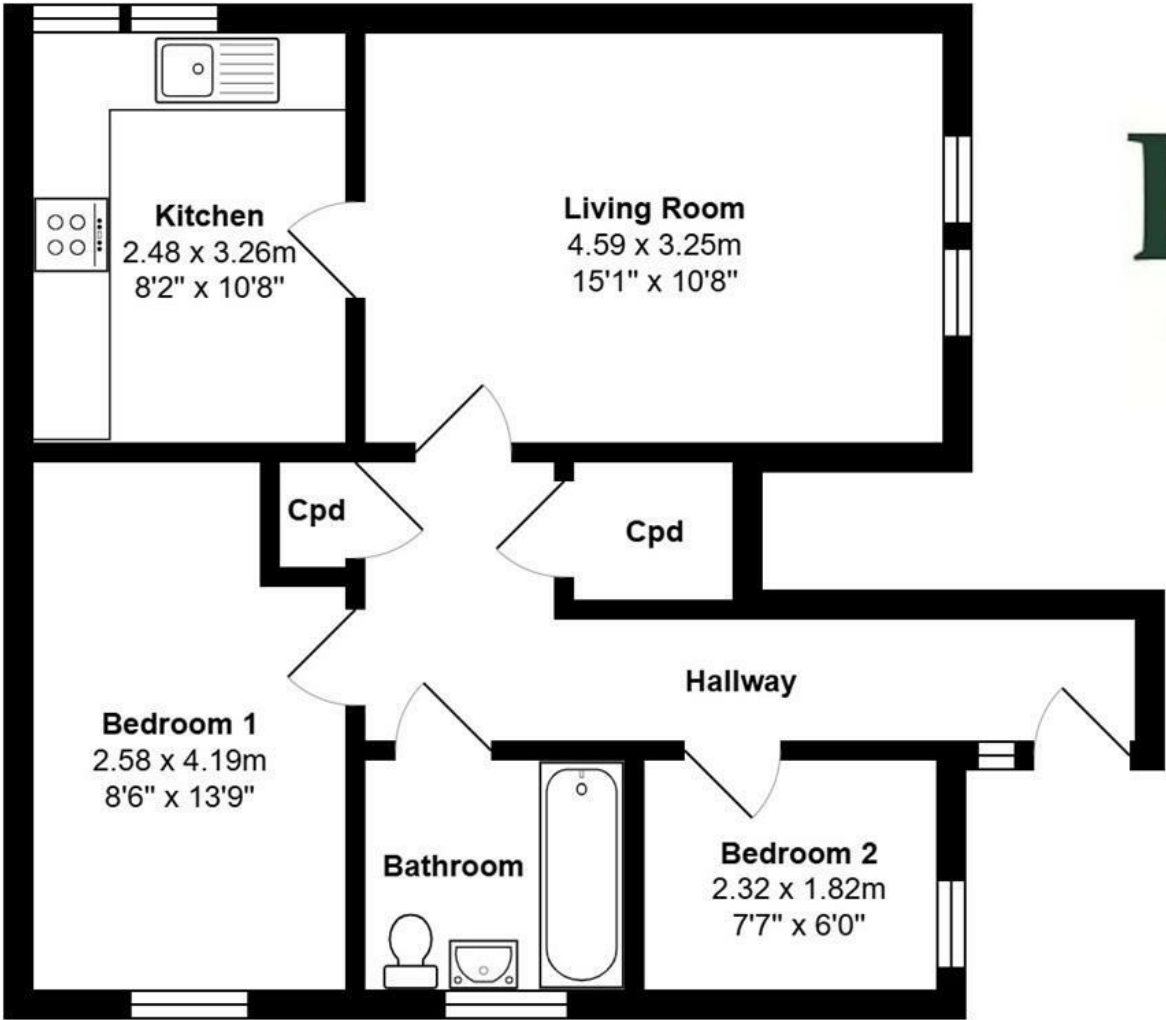
Externally the apartment is surrounded by well kept gardens and free permit parking is available in the private car park, conveniently located at the end of the street. A pathway cuts through, shortening the walk to the city centre and access is available in seconds.

Offered for sale with no onward chain, a viewing is advised to appreciate the lovely setting and space on offer with this delightful apartment.

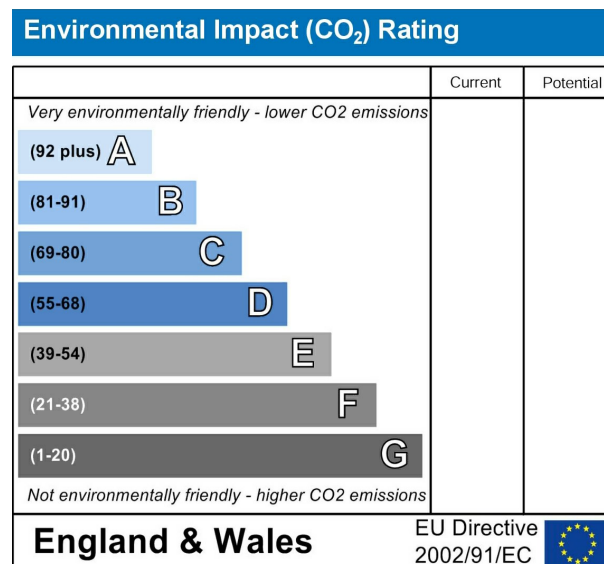
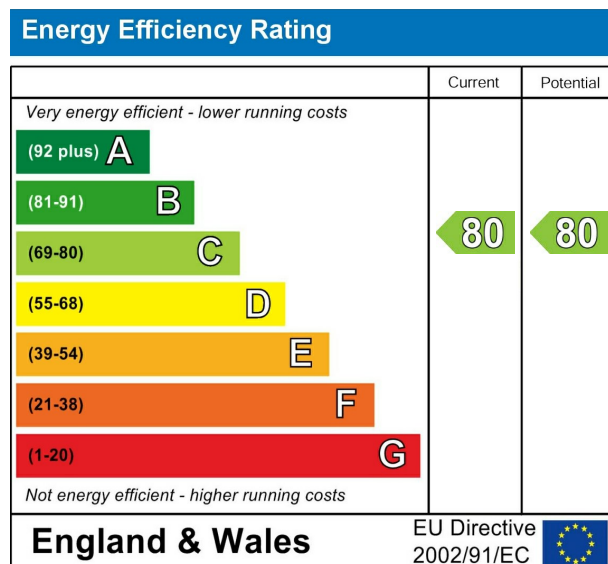




Floorplan



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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