







## **Accommodation**

A newly renovated and centrally located three bedroom terraced house, located in one of Ripon's most sought after locations and being just a short walk from the city centre.

The property has just undergone a full refurbishment, finished to a very high standard and revealing a stylish interior, which is light and airy throughout. The substantial works included new double glazing and doors, a full re-wire and new gas central heating system, whilst the kitchen and bathroom have also been fitted to a high standard. The house has been fully re-plastered inside with neutral paint finishes on the walls and modern oak flooring and carpets throughout, in addition to the interior the gardens have also been updated, new borders are planted with evergreen shrubs and new lawn laid on the rear sleeper terrace area.

On the ground floor the main door leads into a good size entrance hall, with stairs rising to the first floor. There is a living room and good size open plan kitchen/diner to the rear of the property, with double door access to the rear garden. The kitchen comes fitted with stylish units, including a range of appliances in place. To the first floor there is a landing with loft access (loft insulated and part boarded), three bedrooms (two good size doubles) and the house bathroom, fully tiled and re-fitted with a modern white suite, including a bath with glazed screen and shower over, plus a heated towel rail.

Externally there is a small gravelled garden to the front of the house. A gravelled driveway to the side of the row of houses provides parking and gives access to the single garage, fitted with an new roof and an up and over access door. Pathway access is available to the rear garden, which is a good size, being fully enclosed with new fenced boundaries and mainly laid to lawn, making for a private relaxing and entertaining area.

With lovely woodland and riverside walks on the door step, the house is also just a short walk from the city centre, whilst Ripon's highly regarded secondary schools, including Ripon Grammar school, are situated close by.

Properties are rare to market in this highly sought-after area, especially in this price bracket and an early viewing is advised on this beautifully finished turn-key property.



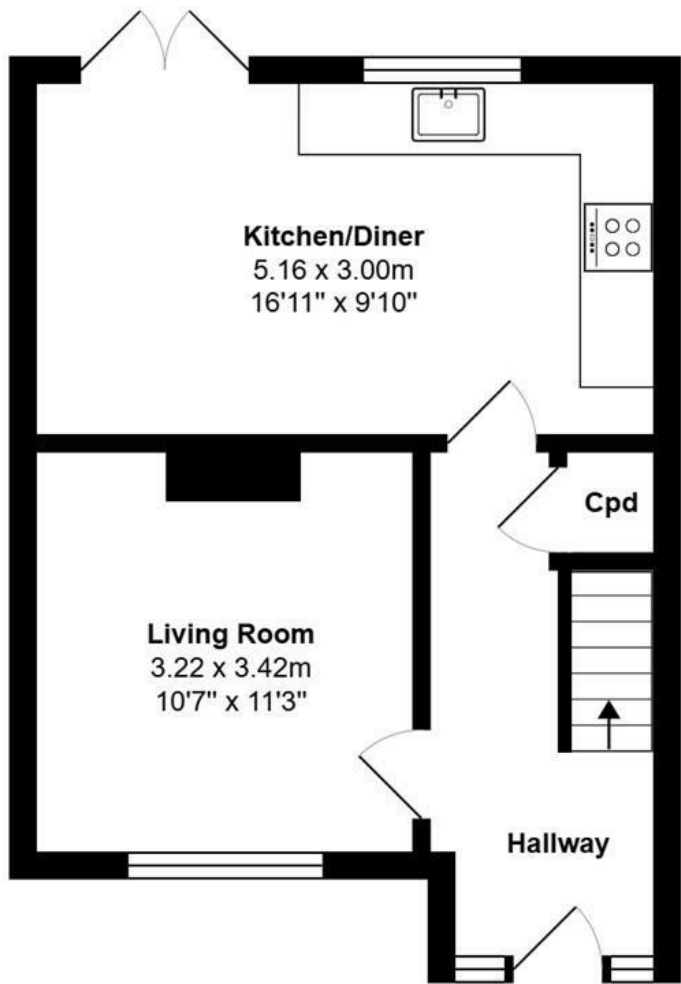




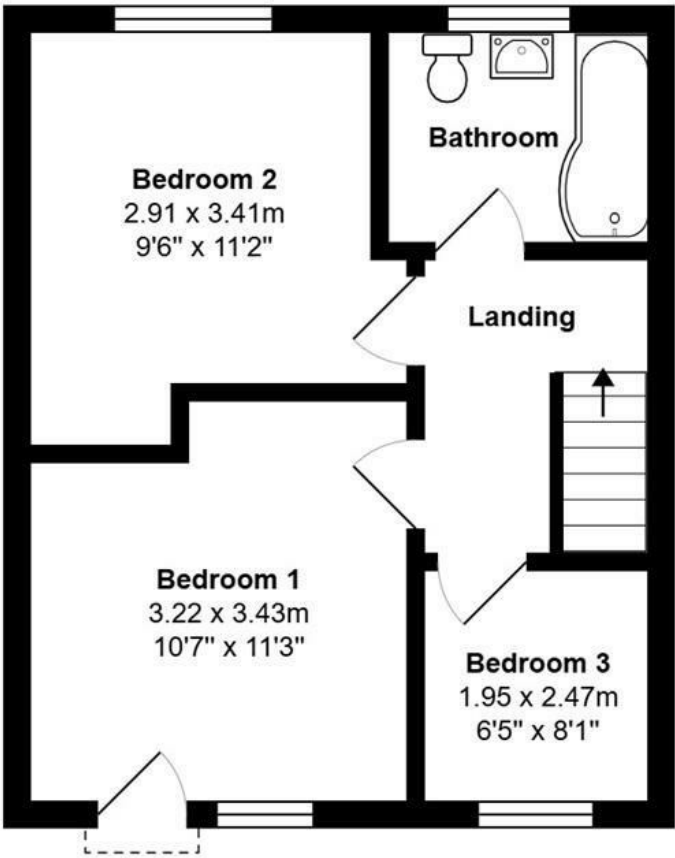




Floorplan



Ground Floor



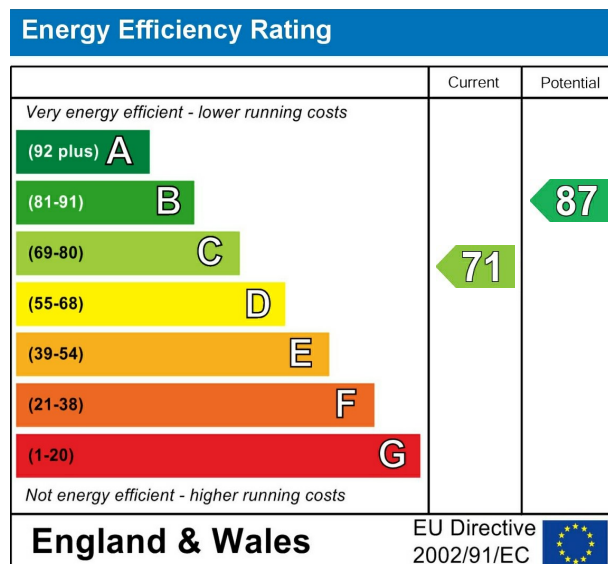
First Floor







## 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.

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

