





Accommodation

A substantial and very deceptive three bedroom mid terraced town house, located on the outskirts of Ripon and revealing well kept accommodation arranged over three floors.

The house has recently had new kitchen fitted and fresh flooring to some of the rooms, whilst the well proportioned accommodation feels light and airy throughout.

The property benefits from glorious countryside walks on the doorstep, whilst also affording ease of access to the Ripon bypass and beyond. Schools, shops and amenities are also readily available, with the city centre being a short walk away.

On the ground floor there is a spacious entrance hall, with stairs rising to the first floor and a cloakroom/WC. The living room is filled with light through a large bay window, whilst glazed double doors lead to the kitchen/diner. The kitchen comes fitted with a stylish range of modern units and brand new integrated appliances, with access to the utility room and double doors leading to the rear courtyard. To the first floor there is a landing with storage cupboard, the great size main bedroom with fitted wardrobes and an ensuite shower room, a further bedroom and the house bathroom, part tiled and fitted with a white suite, including a bath and separate shower. On the top floor there is a further large bedroom, with fitted storage and no doubt the opportunity to split or add a further ensuite, all subject to necessary consents. The property is double glazed, whilst gas central heating and solar panels are in place.

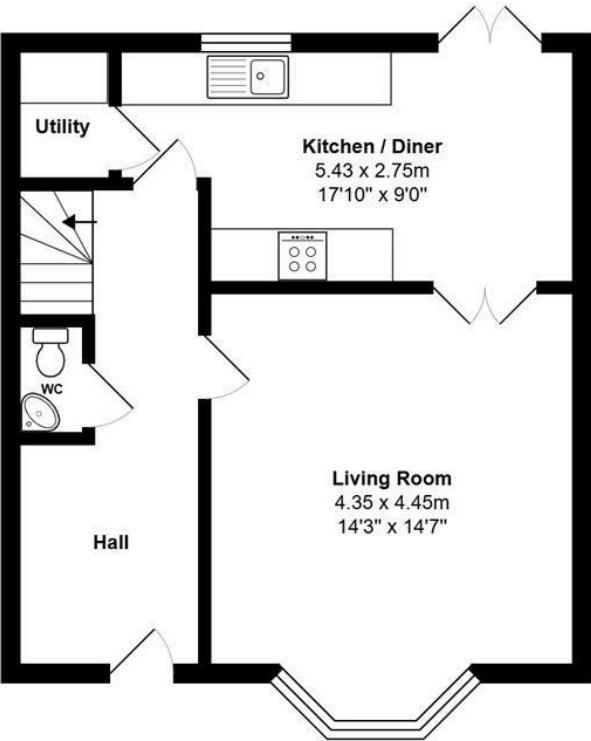
Externally there is off street parking to the front of the property and an enclosed courtyard garden to the rear. The garden is fully paved for ease of maintenance, whilst offering a lovely area to relax and unwind, without the stresses of lots of upkeep.

An internal viewing is a must, to appreciate the deceptive accommodation on offer, which also comes to market with no onward chain.

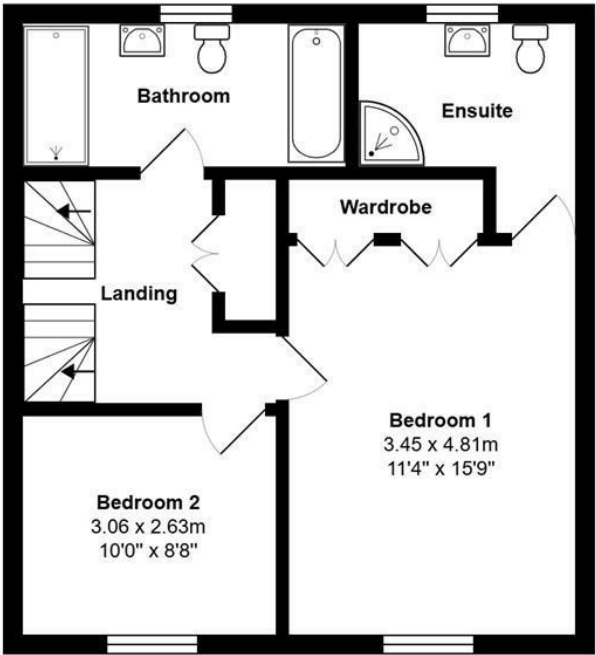




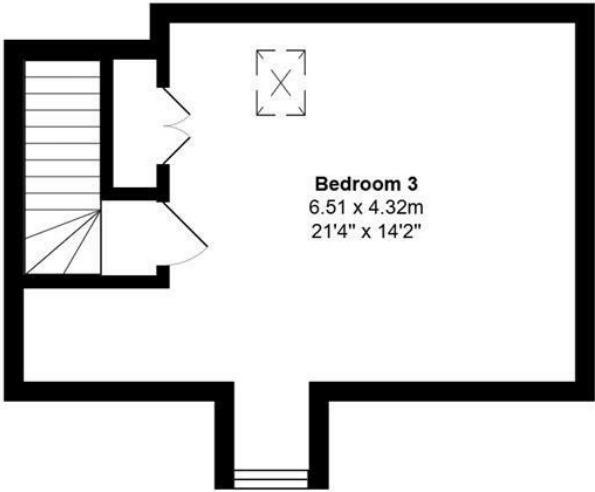
Floorplan



Ground Floor



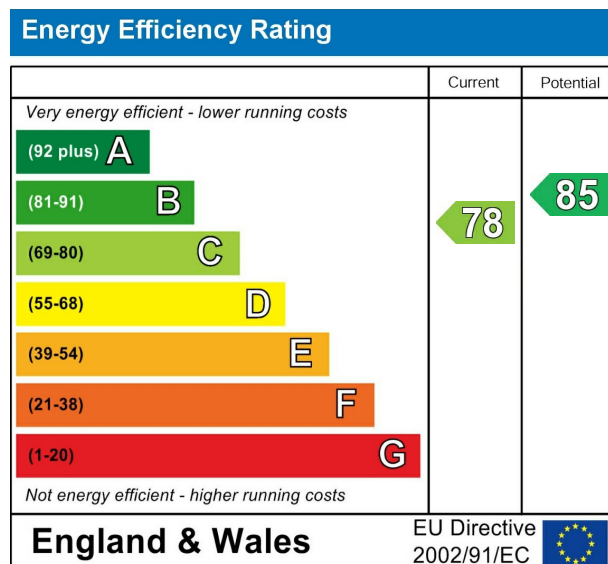
First Floor



Second 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.

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

