

Davis
Lund

Aismunderby Close
Ripon
North Yorkshire
HG4 1NT

Guide Price £215,000





Accommodation

A well presented and surprisingly spacious two bedroom end terraced house, revealing a modern and well maintained interior, whilst also offering driveway parking, an attached garage and lovely enclosed rear garden.

The house is located close to the city centre, affording ease of access to all of Ripon's shops, restaurants, schools and amenities. The property is also situated very close to the Ripon Leisure centre, which also houses Ripon's new swimming baths. The Ripon bypass is also available within seconds, making the property ideally placed for commuters as well.

On the ground floor the main entrance door leads into the entrance porch, with the good size living room beyond, with stairs rising to the first floor and understairs storage. The kitchen/diner is located to the rear of the house, fitted with a range of units and housing the gas boiler, whilst also offering access to the rear garden. To the first floor there is a landing with loft access, main bedroom with fitted wardrobes, second bedroom with over stairs storage and the house bathroom, which comes part tiled and fitted with a white suite. The house is double glazed and it also benefits from gas central heating.

Externally there is a lawned garden to the front of the house, whilst a block paved driveway provides parking and also gives vehicle access to the single garage. The rear garden is fully enclosed and ideal for purchasers with pets and children, being part laid to lawn and also offering a patio area, as well as a rear access door to the garage.

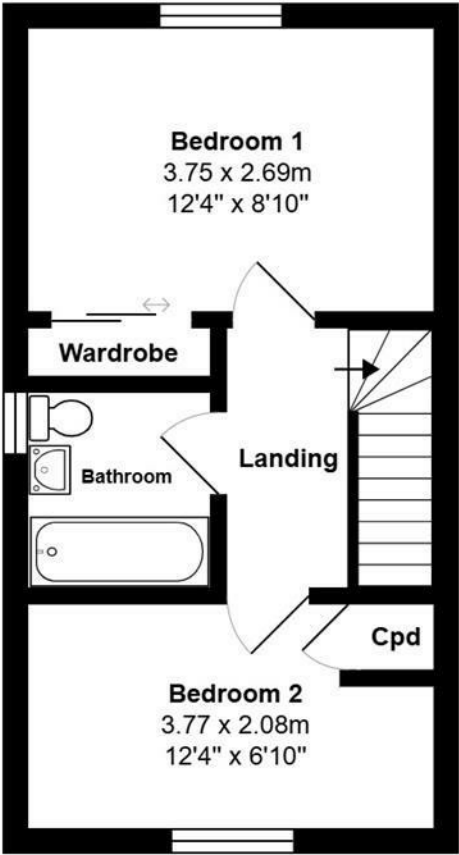
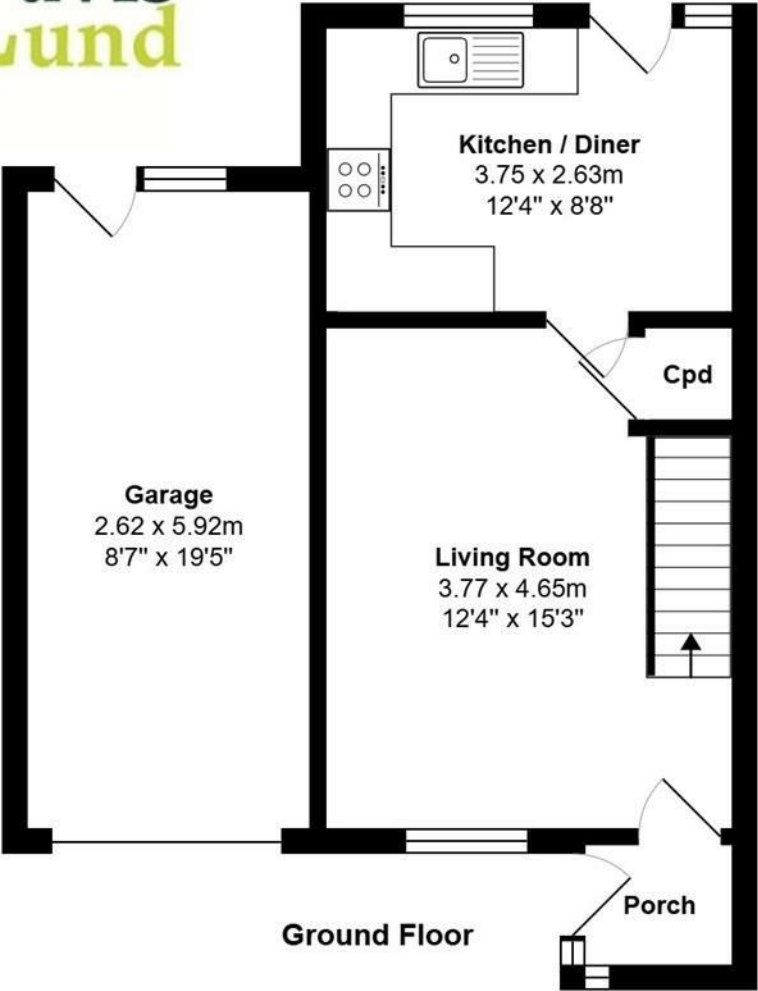
The house is sure to appeal to a variety of purchasers, including first time buyers, downsizers and investors looking for a rental property, an early viewing is advised on this highly sought after home, which is offered for sale with no onward chain.





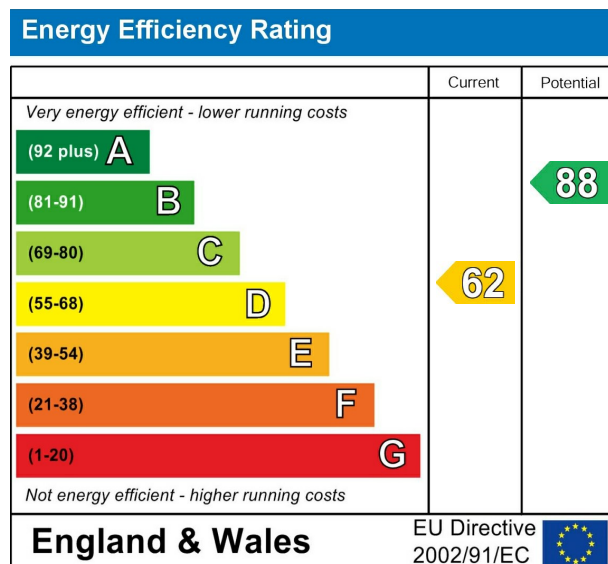
Floorplan

Davis
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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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