







## **Accommodation**

A centrally located one bedroom semi-detached house, tucked away in a quiet cul-de-sac and situated on a very generous plot, offering endless development and extension opportunities, all subject to necessary consents.

The property is now in need of some updating, although it is sure to make a lovely home for someone wanting a central low maintenance house. A particular surprise, is that for a property of this size and one so central, the house offers a large garden, parking and a single garage, all of which only heighten the appeal.

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 in a sought after area, there are three supermarkets close by, whilst the Ripon bypass is also just a short drive away.

On the ground floor, the main entrance door leads into the entrance porch and living room beyond, with an open staircase rising to the first floor. The kitchen is located to the rear of the house, fitted with a range of units and also offering access to the rear garden. To the first floor there is a landing with loft access, a good size double bedroom and the part tiled shower room, which comes fitted with a white suite. The property is also double glazed.

Externally there is an open lawned garden to the front and pathway leading to the front door. Gated access is available to the great size enclosed rear garden, which is somewhat of a blank canvass for the new owner(s). The garden is currently paved and gravelled for ease of maintenance, offering a handy shed and a gate leads to the driveway parking and single garage beyond.

The property is sure to be of interest to a range of purchasers and an early viewing is advised for this lovely property, which offers endless potential and is also offered for sale with no onward chain.



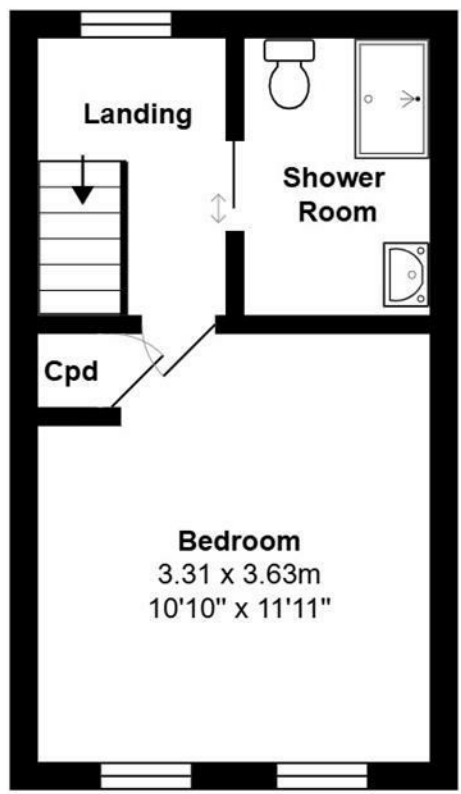
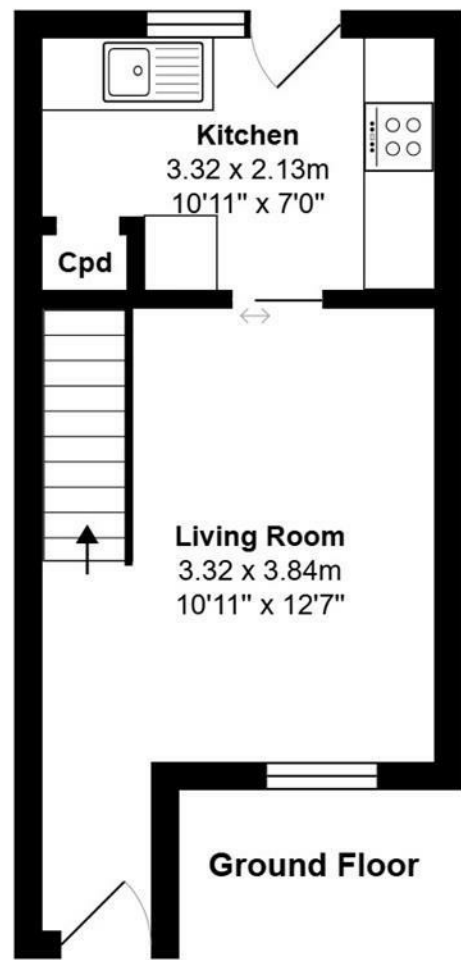








Floorplan

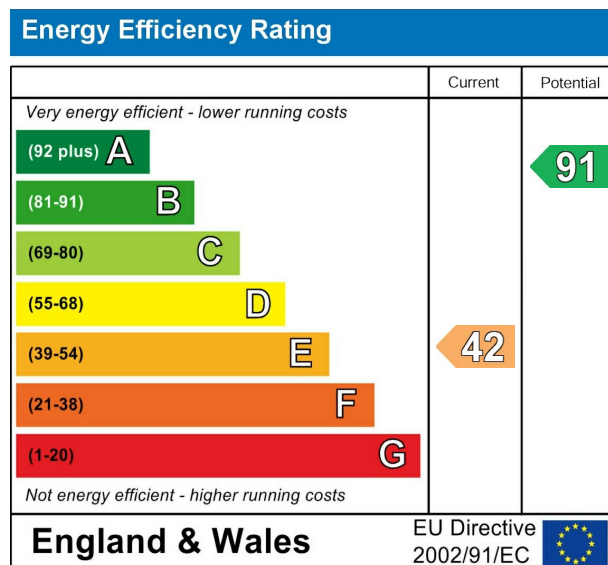








## EPC



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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