





Accommodation

A lovely three bedroom semi-detached house, revealing a smartly presented interior and being located on a quiet and sought after street, to the south side of the city.

Offered on a 50% shared ownership basis (£178 rent currently paid monthly on the subsequent 50%), the property is ideal for first time buyers wanting to get on the property ladder. There is also the option to purchase a larger percentage, up to 100% subject to certain criteria being met, whilst there is also no local occupancy clause in place. The house reveals a well presented interior, plus driveway parking and a delightful rear garden. There is no doubt the scope to extend or convert the loft, all subject to necessary consents and permissions.

Located in highly desirable residential area on the south side of the city, the house offers ease of access to a range of shops, schools and amenities, including the highly regarded Ripon Grammar School. The property is also very close to open countryside, with lovely walks available nearby, ideal for dog owners.

On the ground floor the main entrance door leads into a spacious entrance hall, with stairs rising to the first floor and understairs storage. The good size double aspect lounge/diner offers a fireplace with electric fire and double doors leading to the rear garden. The modern kitchen completes the downstairs layout, fitted with a range of units and with an access door to the garden. To the first floor there is a landing and three bedrooms, two being doubles and two also having fitted storage. The modern part tiled bathroom comes fitted with a white suite, including a bath with glazed screen and shower over. The property is double glazed and gas central heating is in place, with a modern combi boiler.

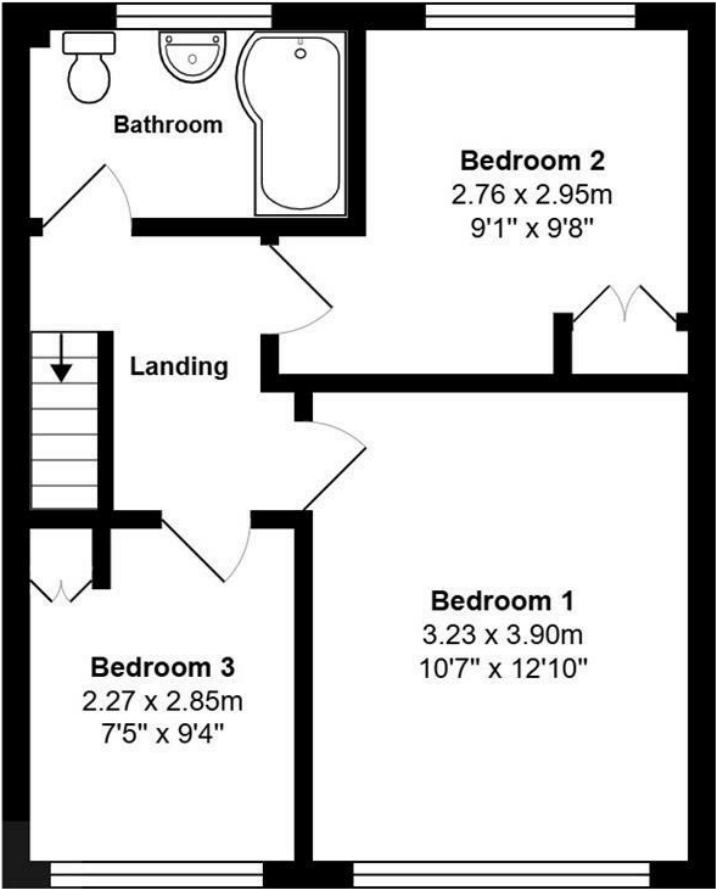
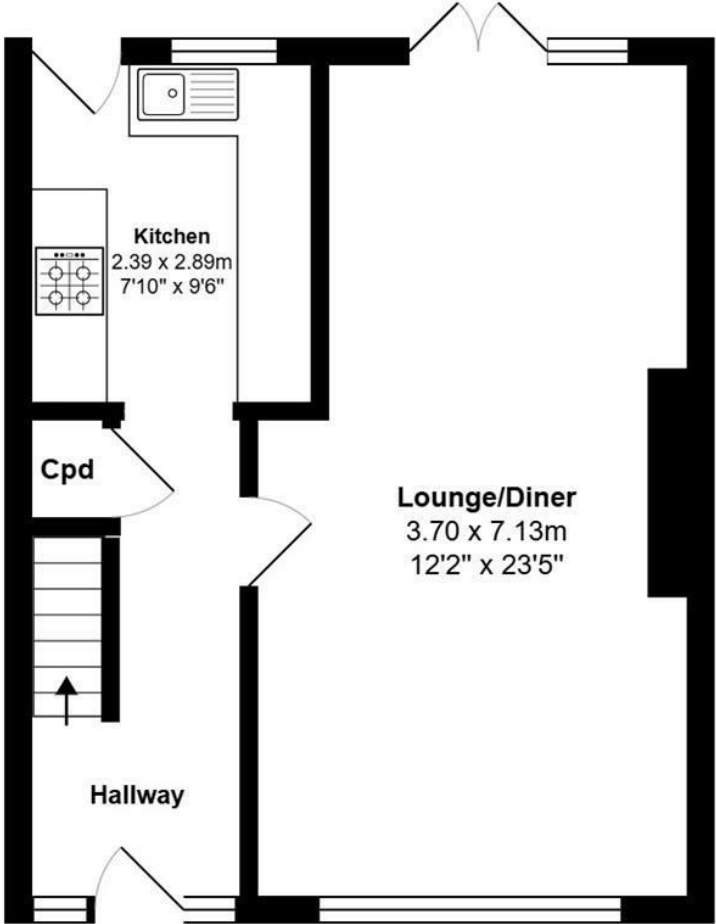
Externally there is a low maintenance garden to the front of the house, whilst a driveway provides parking. Gated access is available to the side of the property and the lovely enclosed garden beyond, ideal for purchasers with pets and children. The garden is part laid to lawn, with gravel and decked seating areas, all affording a good degree of privacy.

Shared ownership properties in this highly desirable area are very rare to market and an early viewing is advised on this lovely family home, which is sure to attract a lot of interest.



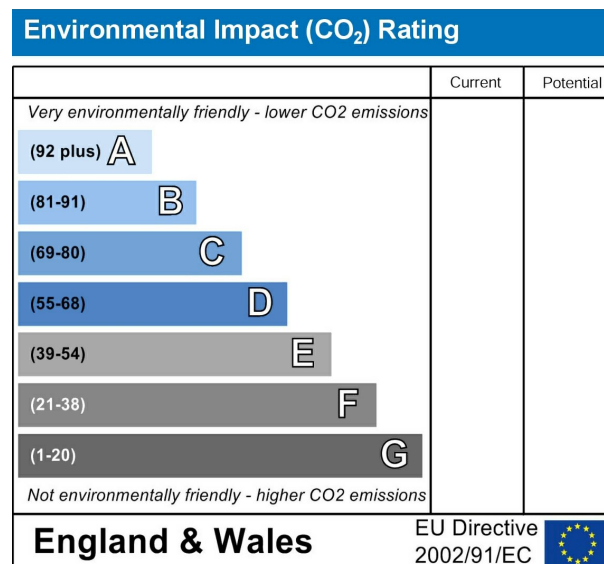
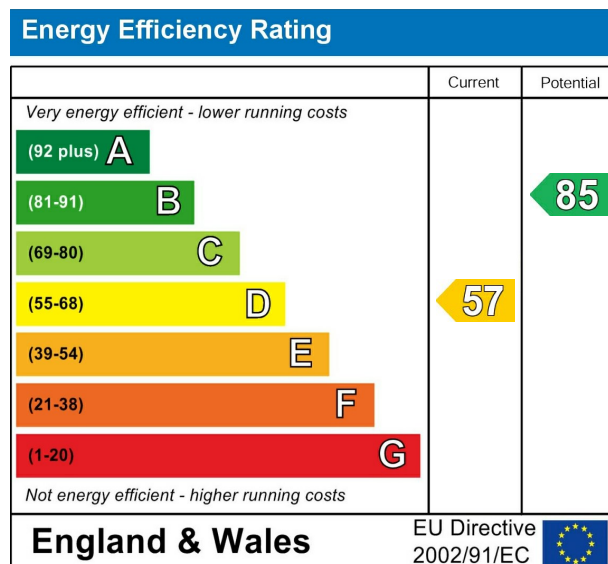


Floorplan





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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