





Accommodation

A neatly presented and centrally located one bedroom semi-detached house, enjoying a peaceful setting and being tucked away in a quiet cul-de-sac. The house sits on a good size plot, with mature well stocked gardens and even a single garage.

The property has been much loved and it is sure to make a lovely home for someone wanting a central low maintenance house, whilst the good size gardens and convenient location, 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.

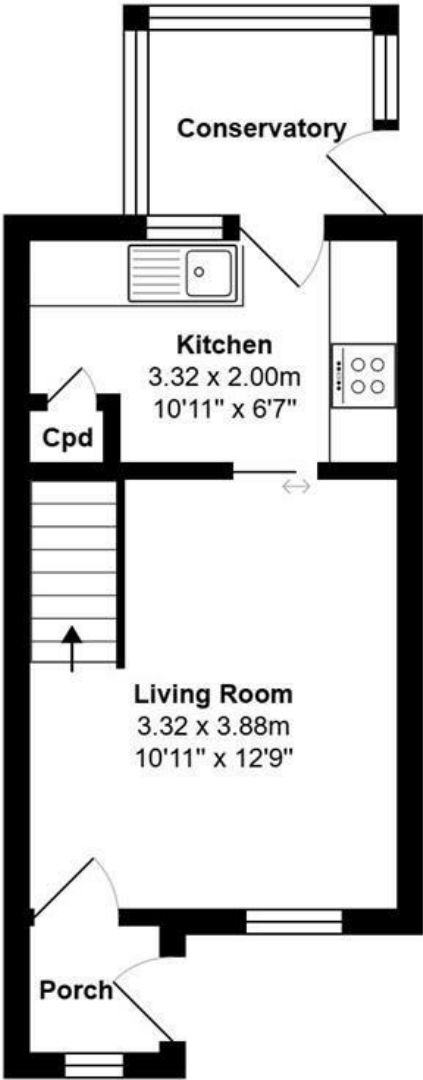
On the ground floor, the main entrance door leads into the entrance porch and living room beyond, with an open staircase rising to the first floor. The modern kitchen is located to the rear of the house, fitted with a range of units and also offering access to the conservatory/porch, with access from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

Externally there is an open garden to the front of the house and pathway leading to the front door. Gated access is available to good size enclosed side and rear gardens, part laid to lawn and offering a patio seating area, whilst being well stocked with an array of shrubs and plants. There is a handy storage shed and gated access is available to the single garage.

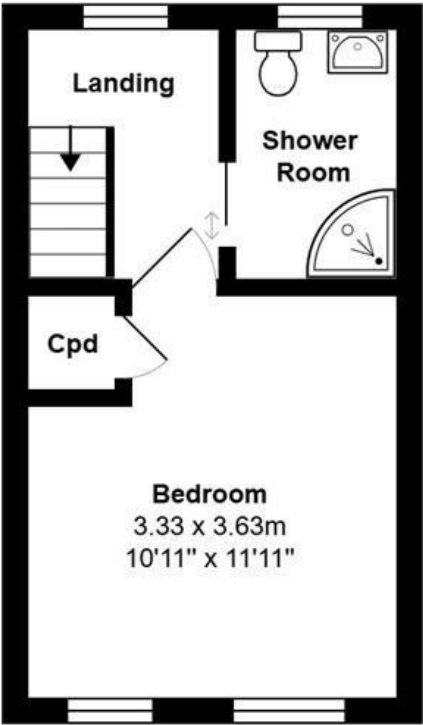
The property is sure to be of interest to a range of purchasers and an early viewing is advised for this lovely property, which is also offered for sale with no onward chain.








Ground Floor




First Floor



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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