





Accommodation

A smartly presented two bedroom mid-terraced house, located on a sought-after street and being situated on the popular south side of the city. The house reveals a well presented interior, whilst also benefitting from a lovely enclosed low maintenance rear garden and a single garage.

The house offers a range of amenities close by, including a supermarket just seconds away. The property is also situated close to the Ripon Leisure centre, which now houses the new swimming baths. The Ripon bypass is also available within seconds and the property is also close to the 36 bus route, making the house ideally placed for commuters as well.

On the ground floor there is an entrance hall with stairs rising to the first floor, living room with understairs storage cupboard and the kitchen/diner, fitted with a range of modern units and with access to the rear garden. To the first floor there is a landing with loft access hatch, main bedroom with fitted wardrobes and further over stairs storage, second good size bedroom and the modern part tiled bathroom, fitted with a three piece suite, including a bath with shower over. The property is fully double glazed and gas central heating is also in place.

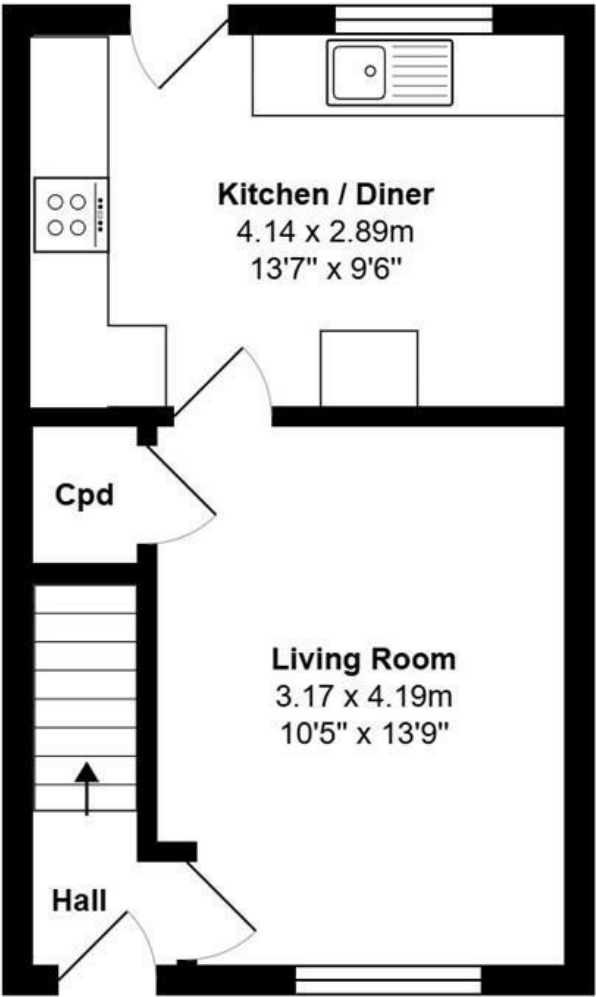
Externally there is a low maintenance garden to the front of the house, with steps leading up to the front door. A passageway leads to the side of the terrace, giving gated access to the rear garden. The rear garden is again fully paved and designed with ease of maintenance in mind, whilst also being fully enclosed. On street parking is available on a first come first served basis, whilst a single garage is also available to the end of the terrace.

An early viewing is advised on this sought after home, which is sure to attract attention from a range of purchasers, including first time buyers and those looking to downsize.

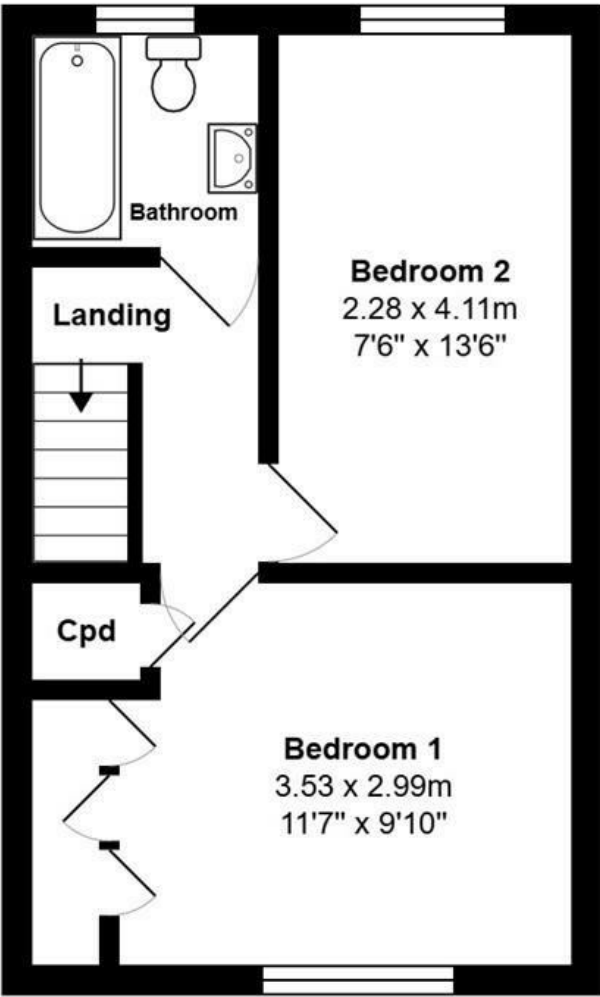




Floorplan



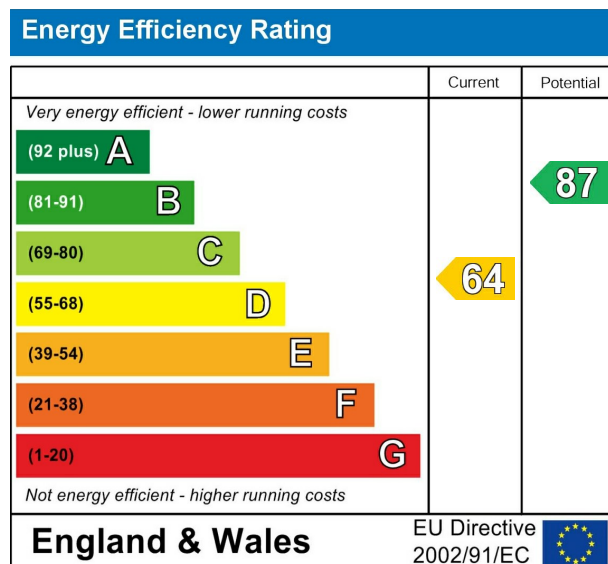
Ground Floor



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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