





Accommodation

A centrally located and neatly presented period home, revealing an extremely spacious and versatile layout arranged over three floors, plus a substantial cellar and pretty courtyard garden.

With four double bedrooms, a study, open plan living areas and two bath/shower rooms, the property is ideal for family living, whilst a cellar only adds to the flexibility.

Occupying a central location, just seconds from the city centre, the property offers ease of access to an array of shops and amenities. The house is also ideally placed for a number of Ripon's schools, including the highly regarded Ripon Grammar School.

On the ground floor the main entrance door leads into the living room, with a large bay window and a wood burning stove. There are stairs rising to the first floor and the accommodation leads open plan, into the good size kitchen/diner. The kitchen comes fitted with a range of modern units and some integrated appliances. A rear hallway with access to the courtyard and a WC, complete the downstairs layout. Steps lead down the versatile cellar, which is ripe for conversion, as a number of the neighbouring properties already have, all subject to necessary consents. To the first floor there is a landing with storage and a further staircase leading to the top floor, three bedrooms, a study and the house bathroom, fitted with a white suite, including a bath and separate shower. On the top floor there is the main bedroom, offering eaves storage, a walk in wardrobe and a modern ensuite. The property is double glazed and it also benefits from gas central heating.

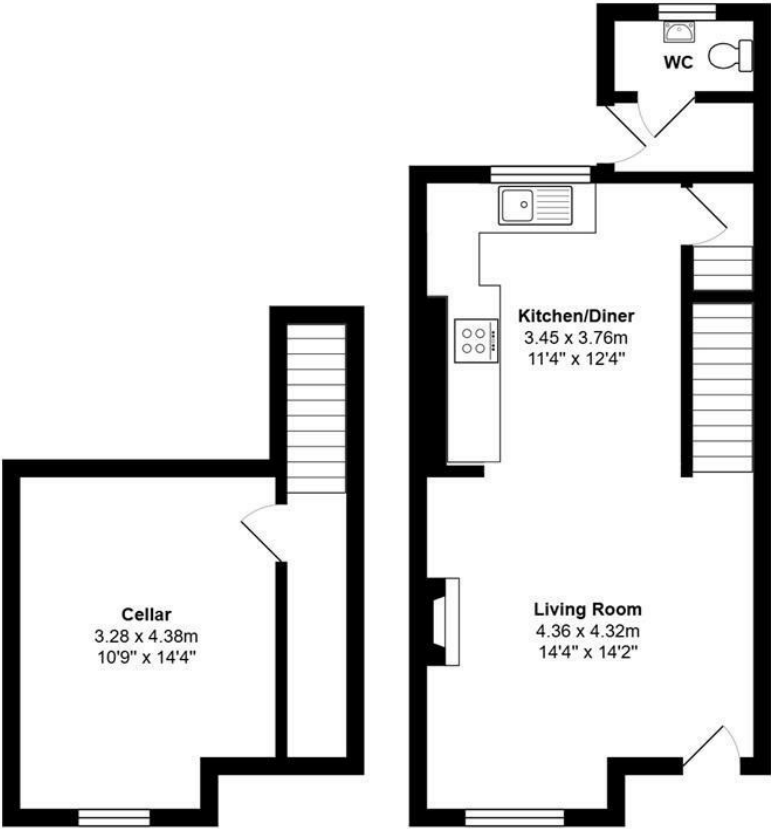
Externally there is a low maintenance garden to the rear of the house, whilst gated pedestrian access is available, through an archway, back to the street.

An internal inspection is required to appreciate the space and flexibility available, with this lovely home.



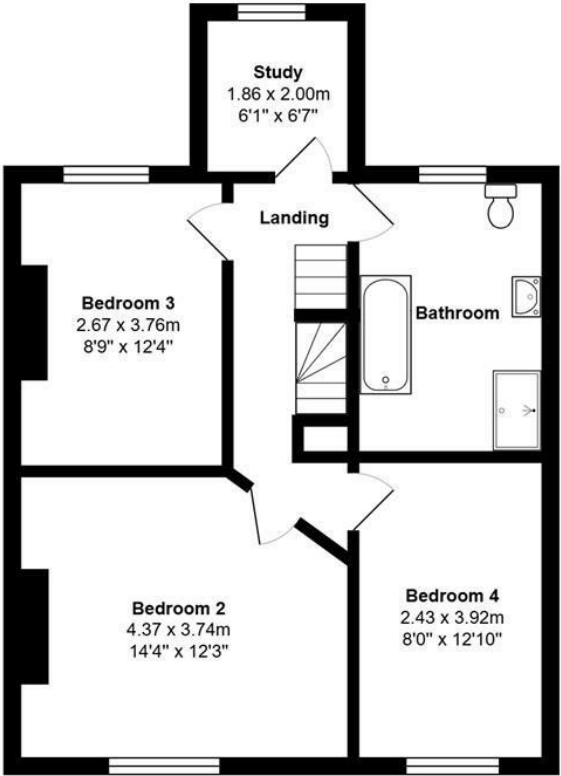


Floorplan

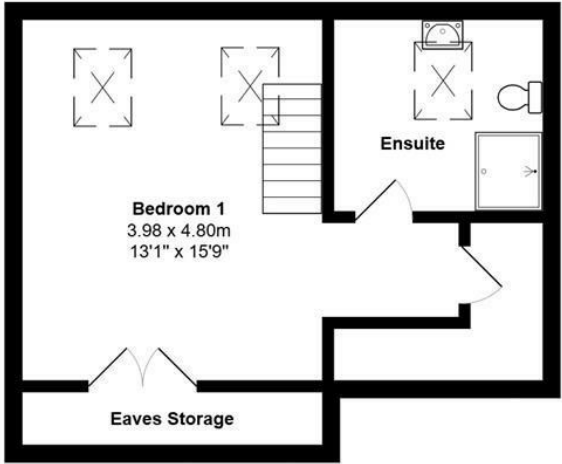


Cellar

Ground Floor



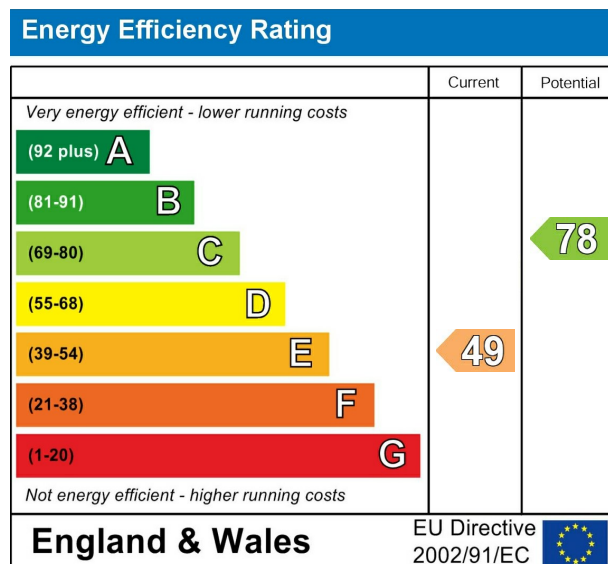
First Floor



Second 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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

