





Accommodation

A substantial four bedroom period home, revealing a neatly presented interior, good size gardens and off street parking, a rarity for a city centre property. Although the interior is neatly presented, the property now does offer the scope to update in areas, this is a great opportunity to style a period property to personal taste.

With four double bedrooms, two reception rooms and three bath/shower rooms arranged over three floors, 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 there is an entrance vestibule, entrance hall with stairs rising to the first floor, cosy living room with large bay window and an open fire, dining/family room and the good size kitchen, fitted with an extensive range of units and offering a rear access door. Steps lead down to the cellar, which is split and laid out with a utility area and store room. To the first floor there is a landing with stairs rising to the top floor, a good size bedroom with ensuite shower room, a further double bedroom and the house bathroom, part tiled and fitted with a white suite, including a bath and separate shower, whilst there is also a separate toilet. On the top floor there is a further landing and two additional good size bedrooms, one of which offers a dressing area and ensuite shower room. The property is double glazed and gas central heating is in place.

Externally there is an open paved garden to the front of the house, whilst gated access leads to the good size cottage garden, which attract a lot of sunshine and comes well stocked, with plants and shrubs. Beyond the garden, there is off street parking and a further courtyard to the rear of the house.

The house is offered for sale with no onward chain and an internal inspection is required to appreciate the space and flexibility available, whilst the property also offers great value for money, in comparison to the current new builds available in the Ripon area.



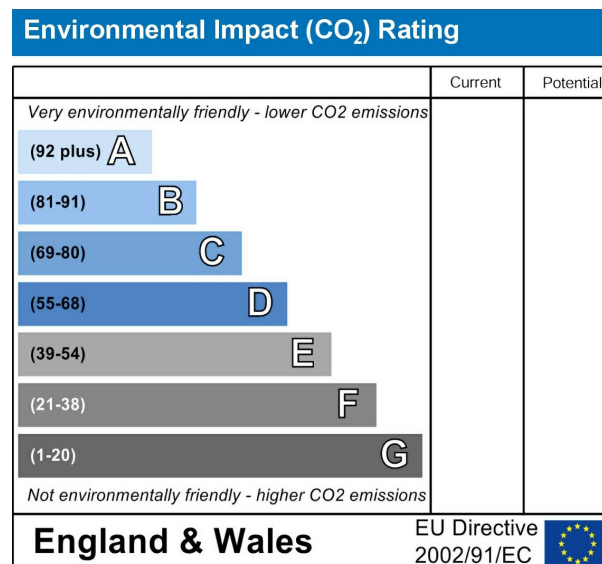
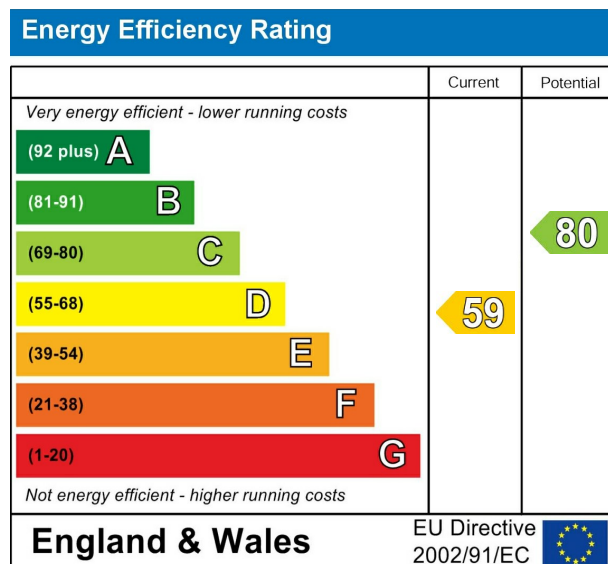


Floorplan





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.

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

