





Accommodation

A neatly presented and neutrally decorated three bedroom terraced house, offering spacious and versatile accommodation arranged over three floors.

Located in a small cul-de-sac and conveniently situated for the city centre, the property also benefits from off street parking. The property has just had new windows and doors fitted, whilst the house also benefits from gas central heating and freshened up decor.

The house 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 on a sought after street, there are three supermarkets within walking distance, whilst the Ripon bypass is also only moments away.

On the ground floor there is the good size living room, kitchen with a range of units and further understairs storage, rear hallway with stairs rising to the first floor and a rear access door, plus the house bathroom, fitted with a white suite and offering both a small bath and separate shower cubicle. To the first floor there is a landing with further staircase to the top floor and two bedrooms, one being a very generous size double. On the top floor there is a further good size bedroom, with eaves storage and a skylight.

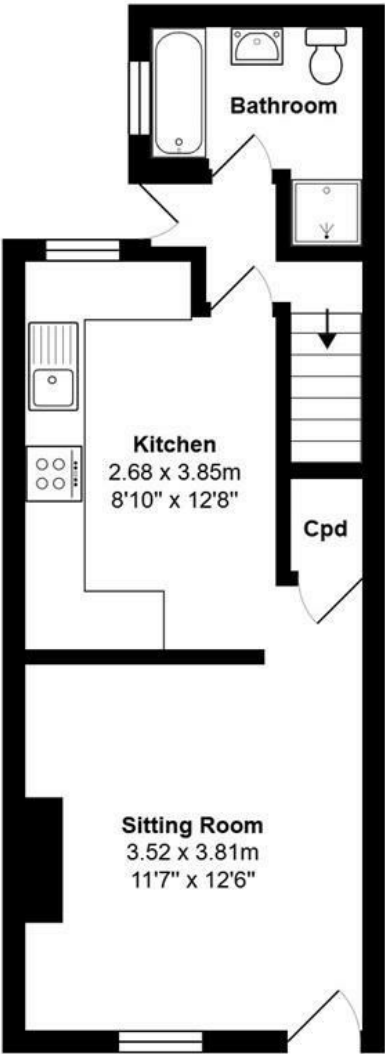
Externally there is a gravelled area to the front of the property providing parking, although this area could be used as a low maintenance garden, as some of the neighbouring properties do. There is a further small courtyard/passageway to the rear, with pedestrian access back to the main street.

Offered for sale with no onward chain, the property is sure to of interest to a range of potential purchasers and an early viewing is advised.

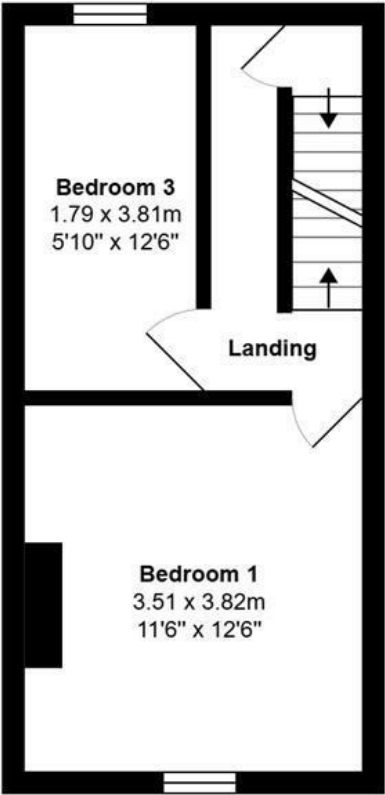




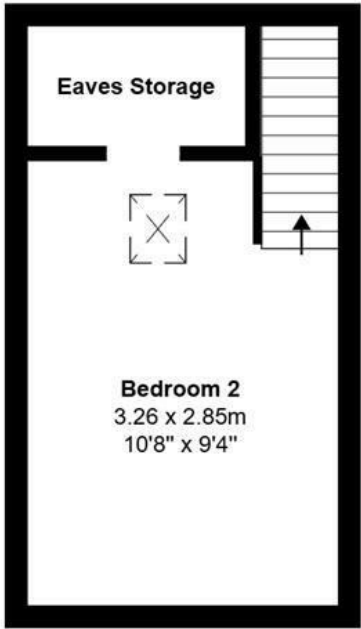
Floorplan



Ground Floor



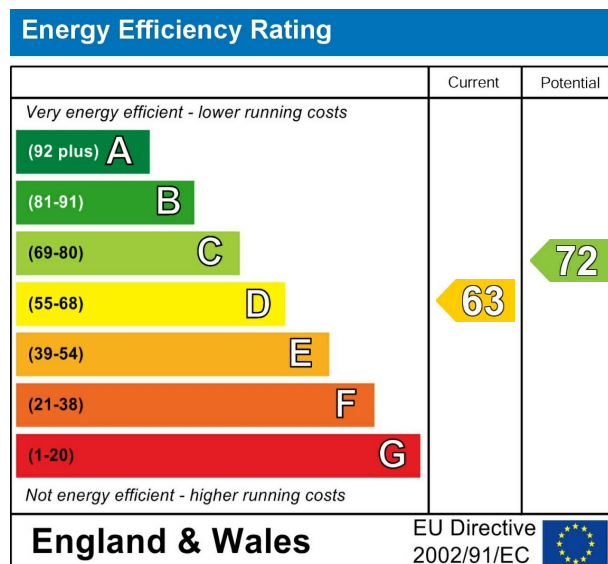
First Floor



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.

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