







## **Accommodation**

A centrally located three bedroom end terrace house, handily situated just a short walk from the city centre and Ripon's amenities. The property is tucked away in a small cul-de-sac, whilst also backing onto the river skell and enjoyed a lovely open aspect.

On the ground floor there is an entrance hall, living room with fireplace and a stunning open plan kitchen/diner, fitted with a stylish range of kitchen units and with double doors leading to the rear garden. The first floor offers a landing, three bedrooms and a part tiled house bathroom, fitted with a white suite including a bath with shower and glazed screen over.

Externally there is two allocated parking spaces to the front of the house, whilst a passageway and gate lead to the rear garden. The rear garden is a delight, fully enclosed and offering lovely views over the river behind, plus a woodland aspect. The garden is fully paved and designed with ease of maintenance in mind.

Offered for sale with no onward chain, the property is sure to be of interest to first time buyers or those looking to downsize, whilst it would also make an ideal buy to let investment.

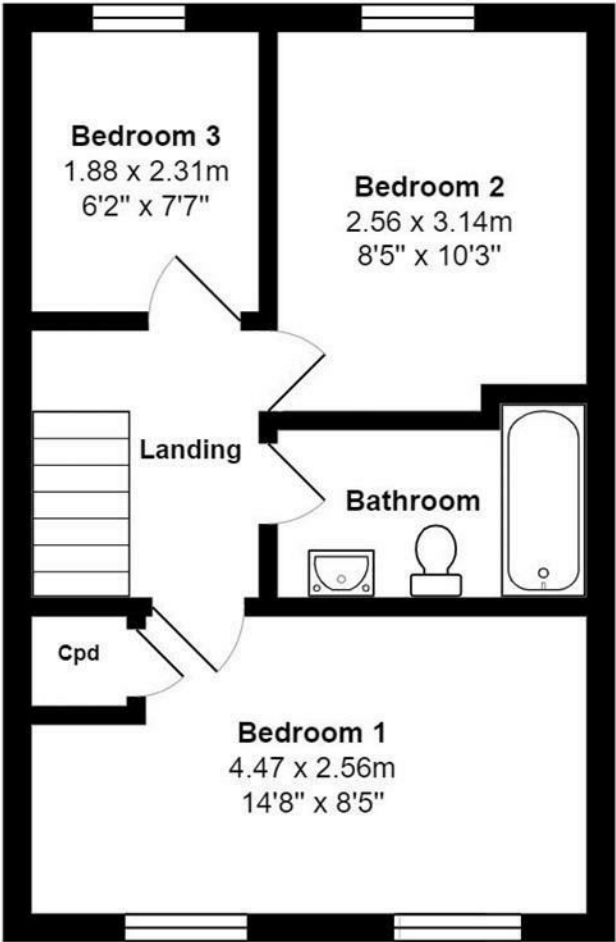
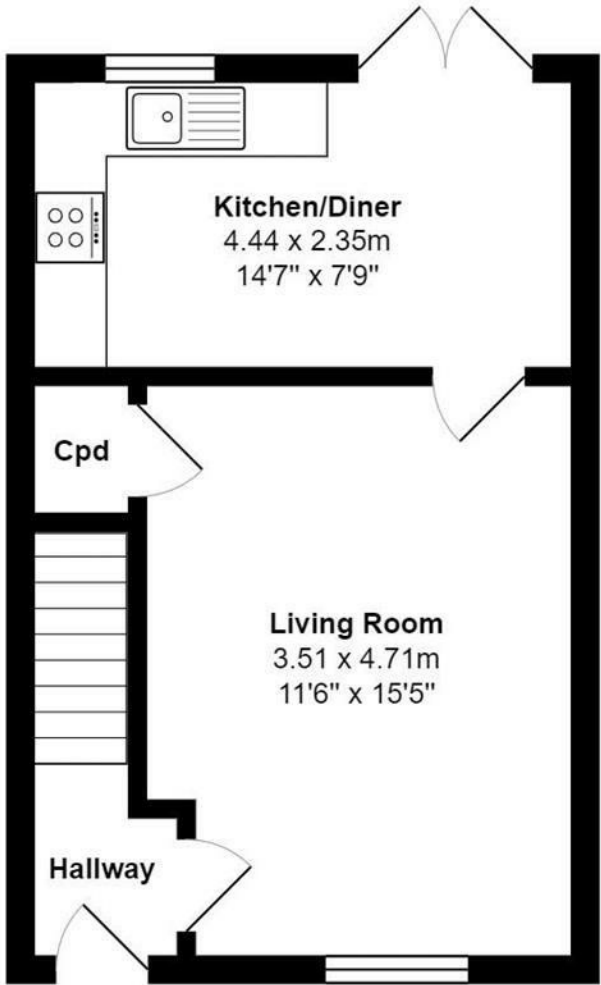




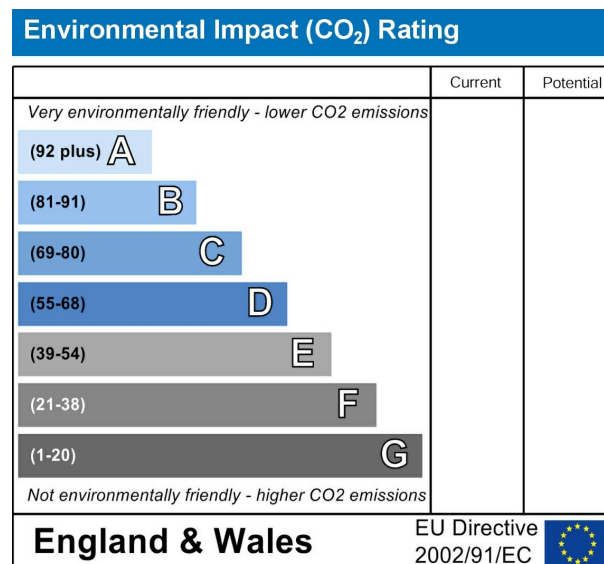
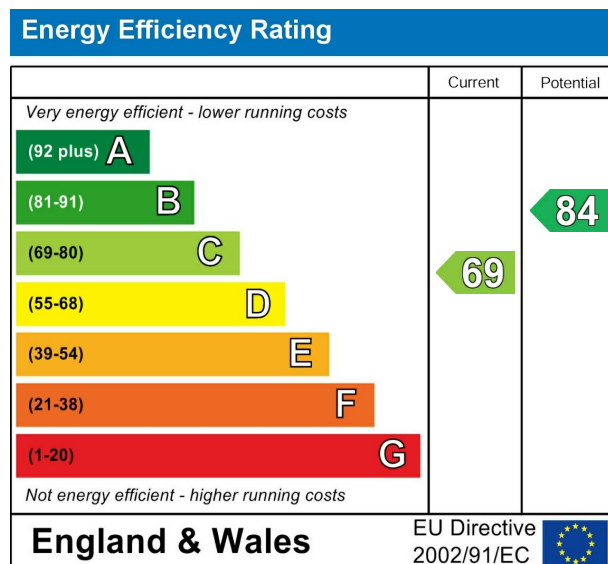




Floorplan



## EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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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