





Accommodation

A charming grade II listed cottage, located in the heart of the city, boasting a good size private rear garden, plus an extended and deceptively spacious interior.

The property has been much loved and well-kept by the current owners, whilst modern touches like gas central heating and upgraded doors, have been added. The cottage is well maintained, whilst there is the scope to update to personal taste, in some areas.

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 cosy living room, with a stone fireplace and open fire. The space leads open plan into the dining room, with access to the rear garden and stairs rising to the first floor. The kitchen completes the downstairs layout, housing the gas central heating boiler and again with access to the rear garden. To the first floor there is a landing with loft access and a WC, main bedroom with a display fireplace and fitted storage, second double bedroom and the part tiled house bathroom, fitted with a three piece suite, including a bath with shower over.

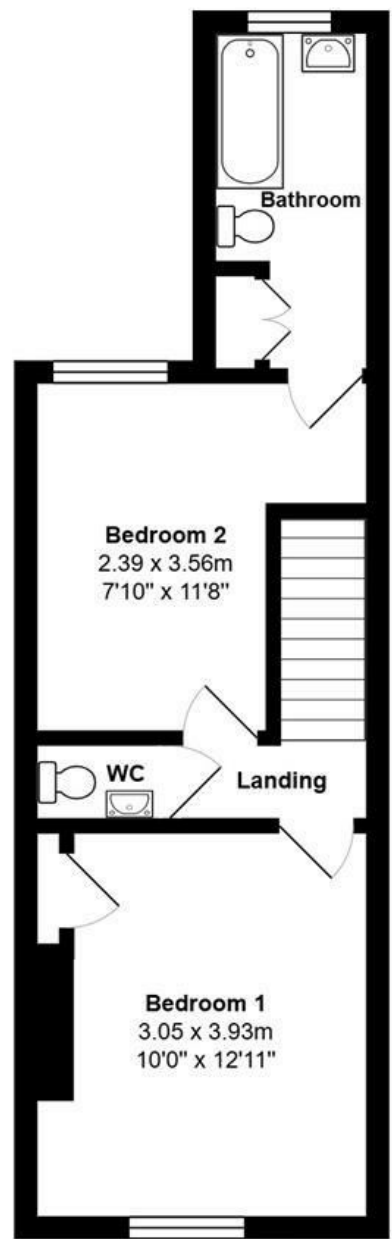
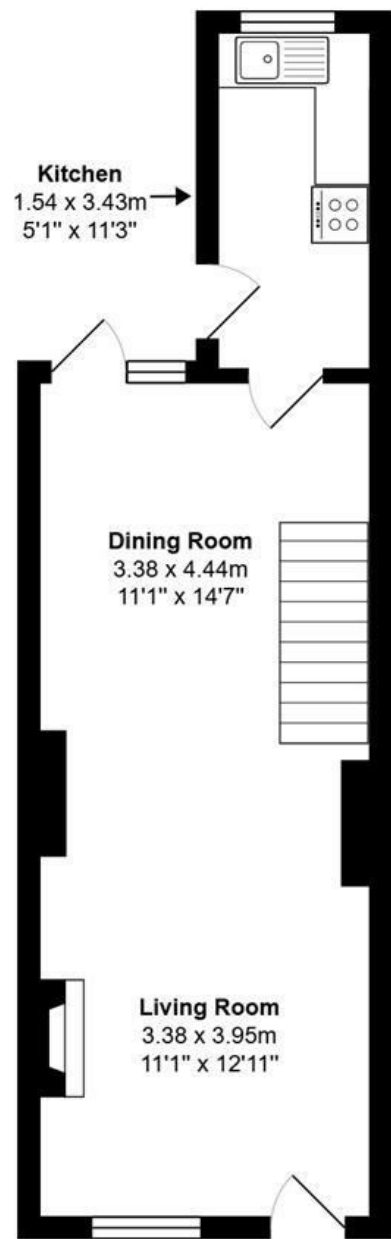
There is a good size enclosed garden to the rear of the cottage, with walled boundaries and offering a high degree of privacy. The garden is predominantly paved for ease of maintenance, whilst there are well stocked borders, with an array of shrubs, plants and trees. An annual residents parking permit can be purchased from the council allowing long term parking outside the house and the surrounding area.

Ideally located for access to shops and amenities, the property is a must to view to appreciate the charm and character on offer, with this deceptively spacious cottage, which is also offered for sale chain free.



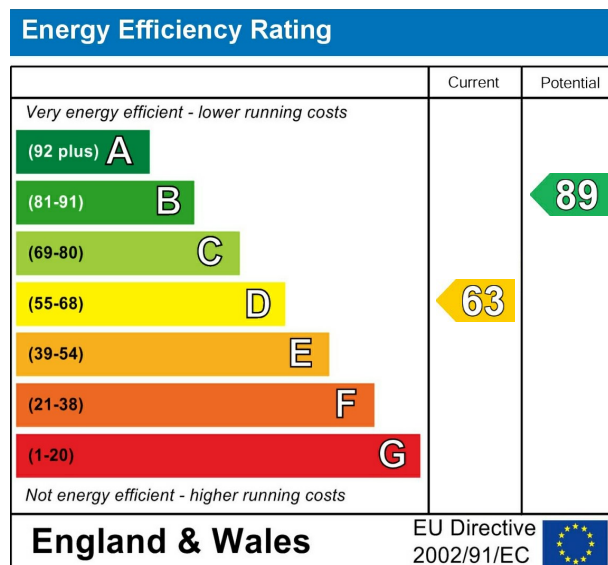


Floorplan





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

