

## **Accommodation**

Located on the popular north side of Ripon, just off Palace Road, this two bedroom upper floor apartment reveals a spacious and smartly presented interior.

Offering its own private entrance, the property has been well maintained throughout, making it an ideal buy to let property, whilst the apartment is also sure to also appeal to first time buyers and the retired. The property has recently been improved with the fitting of new kitchen, whilst the lease is also currently being extended, to give future piece of mind for the purchaser(s).

On the ground floor a private entrance door leads to a small entrance hall, with stairs rising to the first floor. There is a further first floor hallway with fitted storage, a good size open plan living/dining room creating a flexible space, kitchen with a range of modern fitted units and also housing the modern gas central heating boiler. There is the good size main double bedroom, further bedroom with fitted storage and the modern shower room, fitted with a white suite including a large walk in shower and heated towel rail.

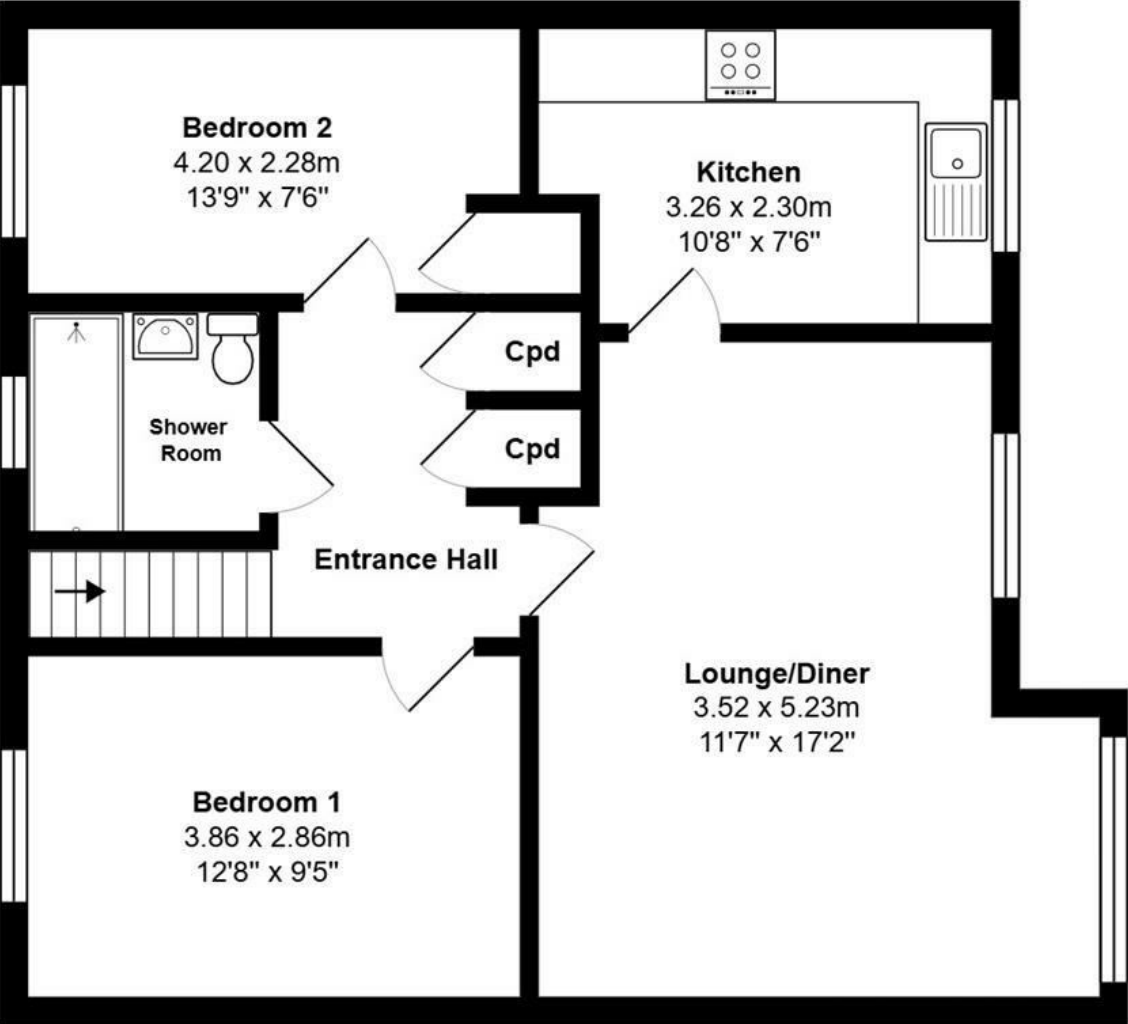
Externally the development is surrounded by well kept, private communal gardens. There are a number of seating options, outside clothes drying facilities and off street parking. The apartment also benefits from double glazing and gas central heating, making for an energy efficient property.

An early viewing is advised to appreciate this affordable home, which offers a fantastic location and great value for money.



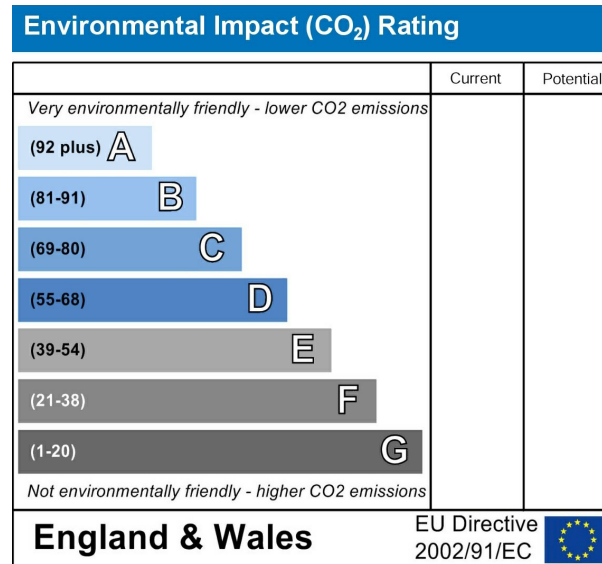
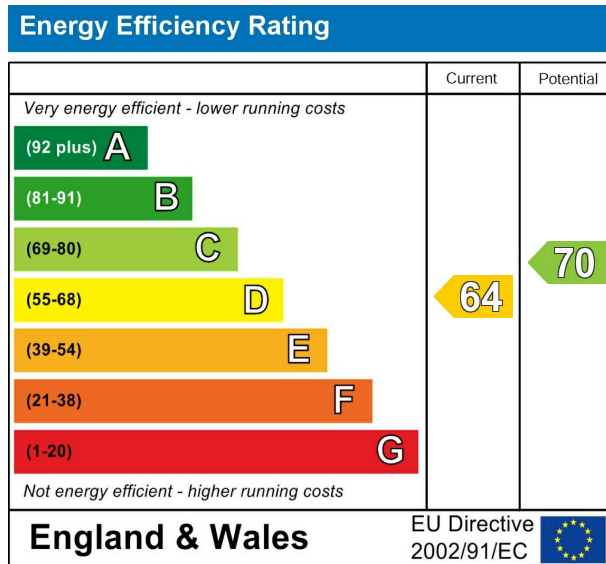


Floorplan





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.

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

