





Accommodation

A modern three bedroom townhouse, occupying a central location and revealing well presented accommodation, including an open plan living space to the ground floor. The property is situated on a small and highly regarded development, just a few seconds walk from the historic city centre and therefore offering ease of access to all the amenities that Ripon has to offer, including Ripon bus station, shops and supermarkets.

The surprisingly spacious townhouse is neutrally decorated and smartly presented throughout, with a low maintenance courtyard garden and allocated parking space.

On the ground floor there is an entrance hall with stairs rising to the first floor, spacious living room with fireplace and electric fire, modern kitchen which is fitted with a range of stylish units and breakfast bar, plus a useful downstairs storage cupboard. To the first floor there is a good size double bedroom, further single room with Juliet balcony offering a lovely outlook over the courtyard and the house bathroom, which is part tiled and fitted with a modern white suite, including a bath with glazed screen and shower over. The top floor offers a further spacious double bedroom with skylight and a large versatile shower room, currently being used as a utility room also. The house is double glazed and gas central heating is in place.

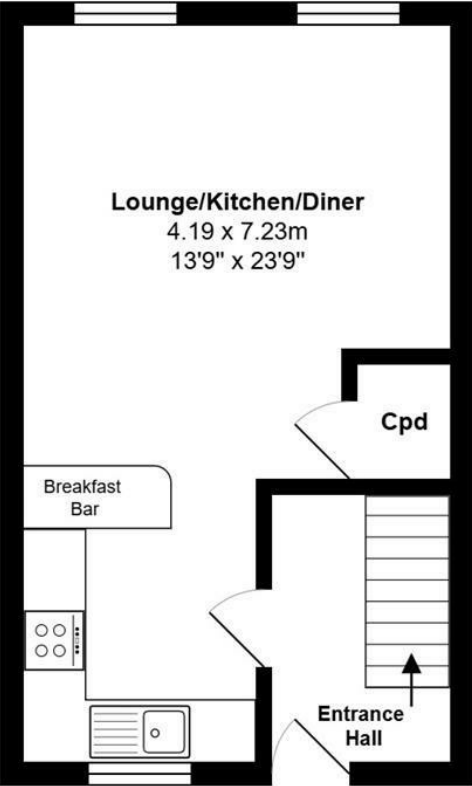
Externally, vehicle access is available to the allocated parking space. There is also a fantastic courtyard garden, fully paved and designed for ease of maintenance, whilst making a lovely area to sit out and entertain.

The properties' central location would make it ideal for retirement living, whilst it is also sure to appeal to appeal to first time buyers and buy to let investors.

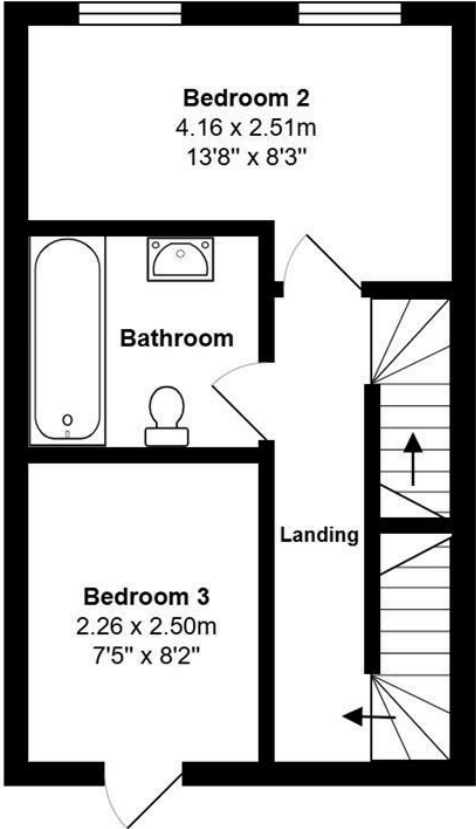




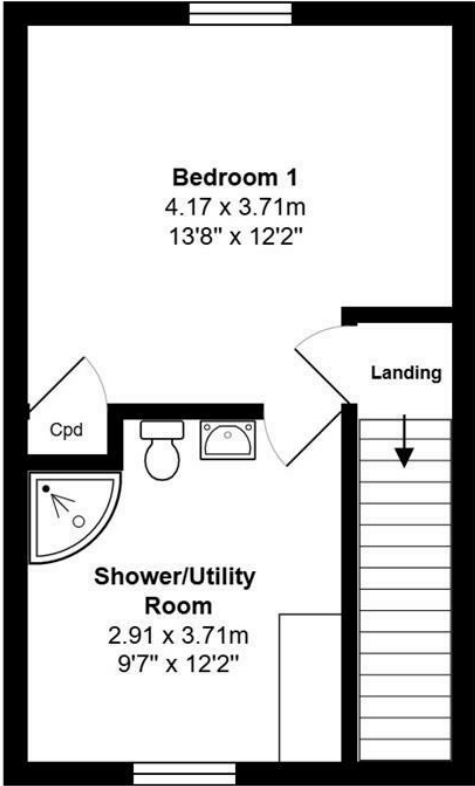
Floorplan



Ground Floor



First Floor

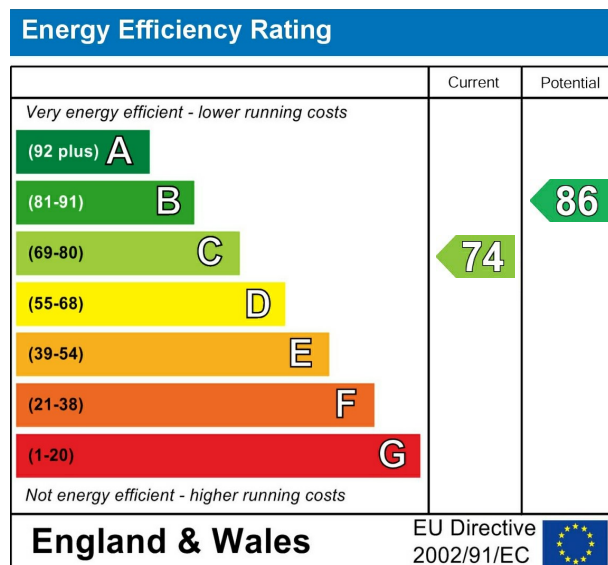


Second Floor





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.

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

