Davis Lund

Allhallowgate
Ripon
North Yorkshire
HG4 1NY

Guide Price £175,000











Accommodation

A neatly presented, two-bedroom maisonette apartment, situated on a small and highly regarded development, just a few seconds walk from the historic city centre.

The surprisingly spacious apartment is neutrally decorated and well-presented throughout, whilst also benefitting from secure parking to the lower level. There is open plan living and two bedrooms, plus a storeroom, which could be utilised as a further bedroom.

The property offers ease of access to all the amenities that Ripon has to offer, including Ripon bus station and the new Aldi and Marks and Spencer's supermarkets close by. Ripon itself is ideally located for commuters offering ease of access to the A19 and A1.

The apartment is accessed through a communal entrance hall, with intercom access, communal storage room and stairs leading to the secure parking area on the lower level.

Entering the apartment, there is a private entrance hall with stairs rising to the upper floor and two cupboards providing handy storage. The spacious kitchen/lounge/diner enjoys a lovely open aspect with views of trees and parkland to the rear, along with a feature fireplace and hardwood flooring. The kitchen is fitted with a variety of base and wall mounted units, tiled backsplash, and some appliances. Fully tiled, the bathroom completes the downstairs layout and is fitted with a white suite, including bath with shower and glazed screen over. Upstairs, there is a spacious landing with storage cupboard providing space and plumbing for a washing machine, generous main bedroom, further single bedroom and a storeroom with pitched ceiling and skylight.

To the side of the building, a block paved parking area gives access to the underground parking, with electric roller access door. There are also additional guest parking spaces.

The property's central location would make it ideal for retirement living, whilst it is also sure to appeal to first time buyers and buy to let investors. The apartment benefits from gas central heating and double glazing, an internal viewing is advised on this spacious and quirky property.











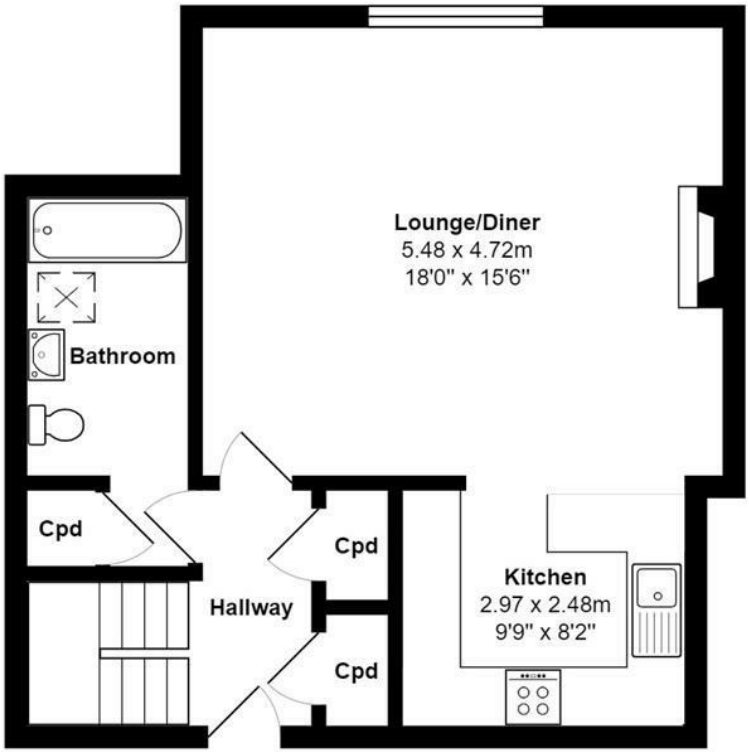




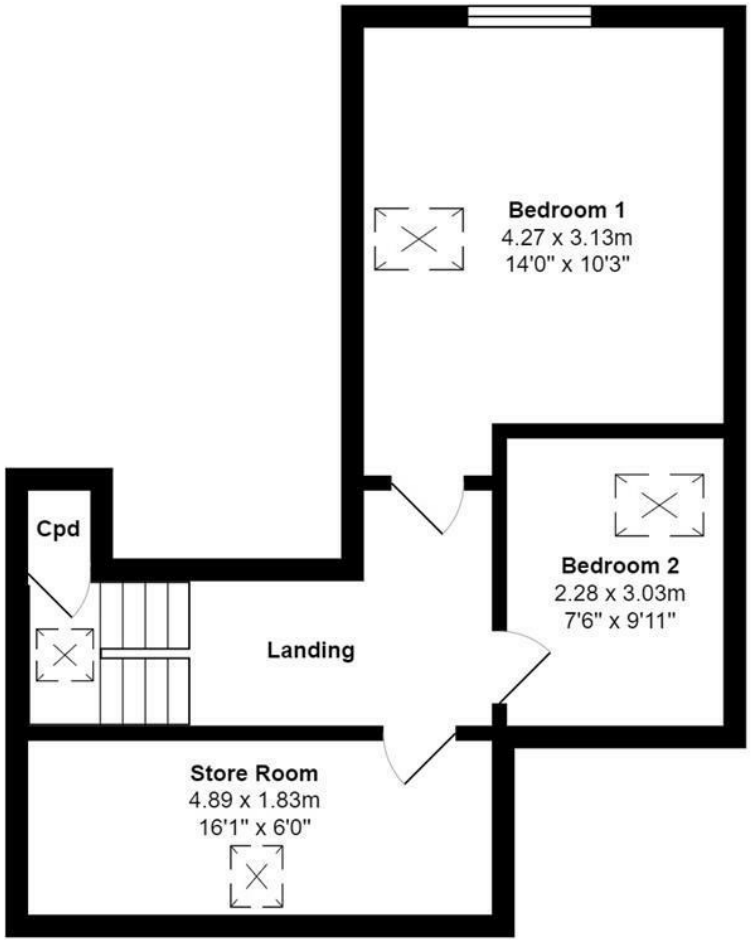


Floorplan

First Floor



Second Floor



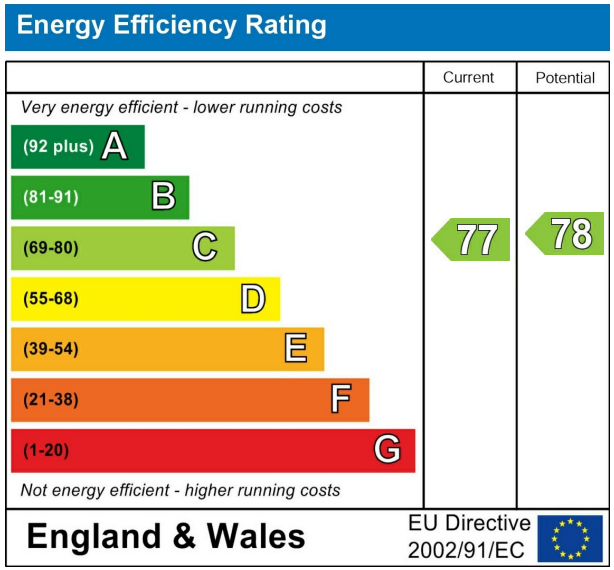


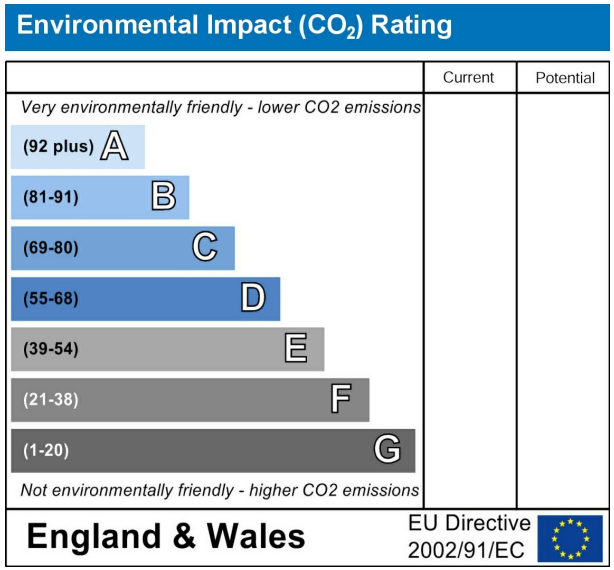






EPC





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