Davis Lund

Aismunderby Close
Ripon
North Yorkshire
HG4 1NT

Guide Price £185,000











Accommodation

A well-presented and surprisingly spacious two bedroom terraced home, revealing a well maintained interior, whilst also offering driveway parking, an enclosed rear garden and a lovely open aspect to the rear.

The house is located close to the city centre, affording ease of access to all of Ripon's shops, restaurants, schools and amenities. The property is also situated very close to the Ripon Leisure centre, which also houses Ripon's swimming baths. The Ripon bypass is also available within seconds, making the property ideally placed for commuters as well.

On the ground floor, the main entrance door leads into the entrance porch, with the good size living room beyond, with stairs rising to the first floor and understairs storage. The kitchen/diner is located to the rear of the house, fitted with a range of units and housing the gas central heating boiler, whilst also offering access to the rear garden. To the first floor there is a landing with loft access, the main double bedroom, further bedroom with fitted wardrobe and storage cupboard and the house bathroom, which comes part tiled and fitted with a white suite. The house is double glazed, and it also benefits from gas central heating.

Externally, a block paved driveway provides parking and a pathway leads to the front door. The rear garden is fully enclosed and it offers a lovely outlook, being mostly laid to lawn, with a patio area providing a great space for outdoor seating and entertaining.

The house is sure to appeal to a variety of purchasers, including first time buyers, downsizers and investors looking for a rental property. An early viewing is advised on this lovely home, which is also offered for sale with no onward chain.







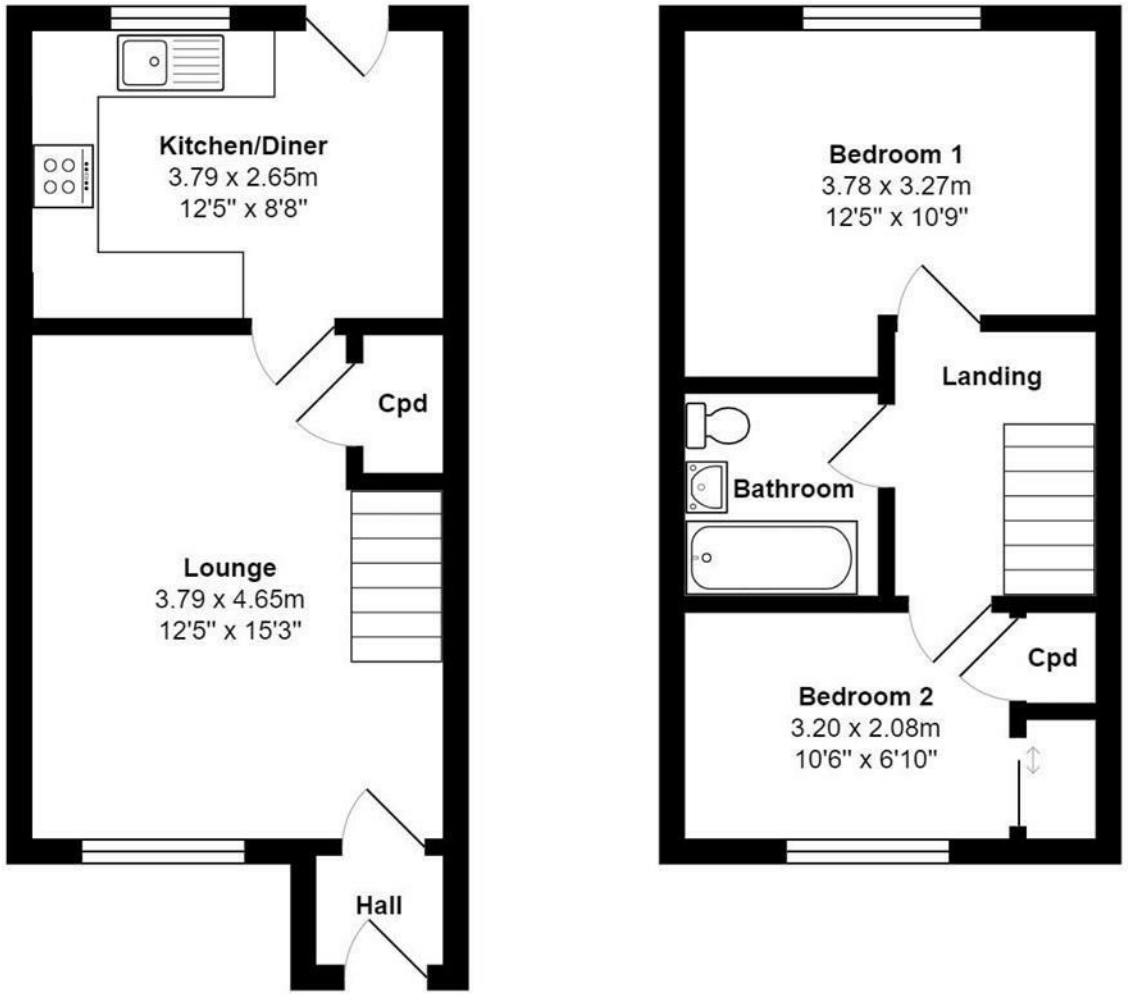




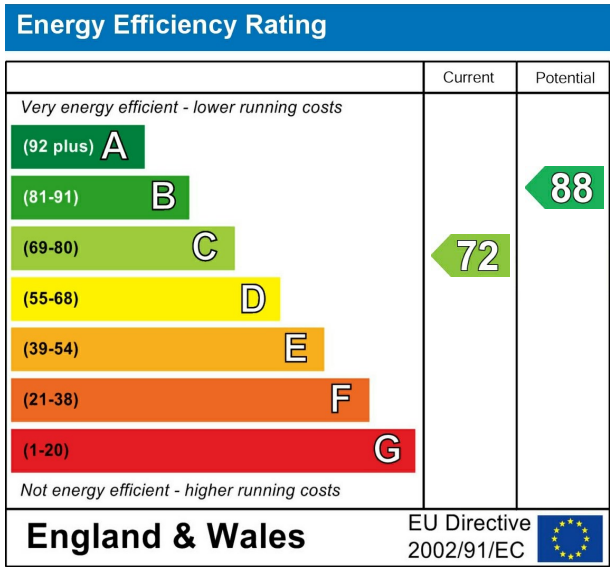


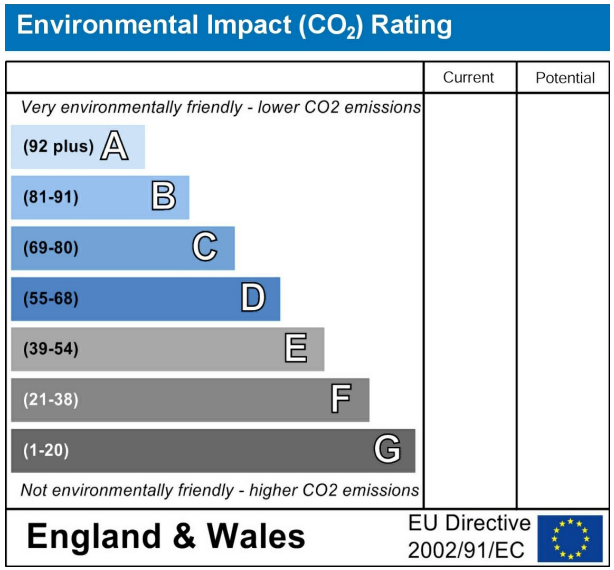


Floorplan


Kitchen/Diner
3.79 x 2.65m
12'5" x 8'8"
Cpd
Lounge
3.79 x 4.65m
12'5" x 15'3"
Hall
Bedroom 1
3.78 x 3.27m
12'5" x 10'9"
Landing
Bathroom
Cpd
Bedroom 2
3.20 x 2.08m
10'6" x 6'10"

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

The Property Ombudsman
my deposits.co.uk
OnTheMarket.com
tsi APPROVED CODE TRADINGSTANDARDS.UK
rightmove
CMP Client Money Protect