





Accommodation

An imposing period property, revealing expansive and flexible accommodation, arranged over four floors and in excess of 2000 square feet. Located on the end of an attractive terrace, the house enjoys a lovely riverside setting and views over the River Skell and Ripon Cathedral.

With flexible accommodation, the neatly presented property is sure to appeal to a variety of purchasers. The lower ground floor has previously been converted to form a self contained apartment, with its own private access to the rear, as well as internal access from the main house.

The property has been well loved and well maintained by its current owner, whilst it provides the scope to update to personal taste in areas. The converted loft space could be split or further developed, with the addition of an ensuite/bathroom as neighbouring properties have done, subject to necessary consents.

Situated just a short walk from the city centre, the property is ideally placed for access to an array of shops and amenities, whilst transport links are also readily available, including the A1 and regular 36 bus services to Harrogate and Leeds. Ease of access to the Ripon bypass offers further appeal, whilst the handy location also offers riverside walks on your doorstep.

On entering the property, there is a welcoming entrance hall with stairs rising to the first floor and downstairs to the lower ground floor. The living room is generous in size, with a large bay window and feature fireplace, whilst the dining room provides ample space for a good size dining table. The breakfast kitchen is fitted with a range of modern units and some appliances, also offering a lovely outlook over the rear garden. From the kitchen, a door gives access to steps leading to the rear garden. Rising to the first floor, there is a generous landing with fitted storage, WC and skylight. There are two generous double bedrooms, a further well-proportioned single bedroom and the house bathroom, which completes the first-floor layout. The bathroom is fitted with a sunken bath, large walk-in shower enclosure, vanity basin and two storage cupboards. Stairs rise to the second floor, which has been converted, now offering a large light and airy space, which could be utilised as a fourth bedroom, should the new buyer(s) wish. The cellar is a versatile space, currently utilised as a self-contained apartment, with private access from the rear of the property. There is a good size kitchen/diner with fitted units, living room/bedroom with bay window, shower room, WC and generous storage cupboard.

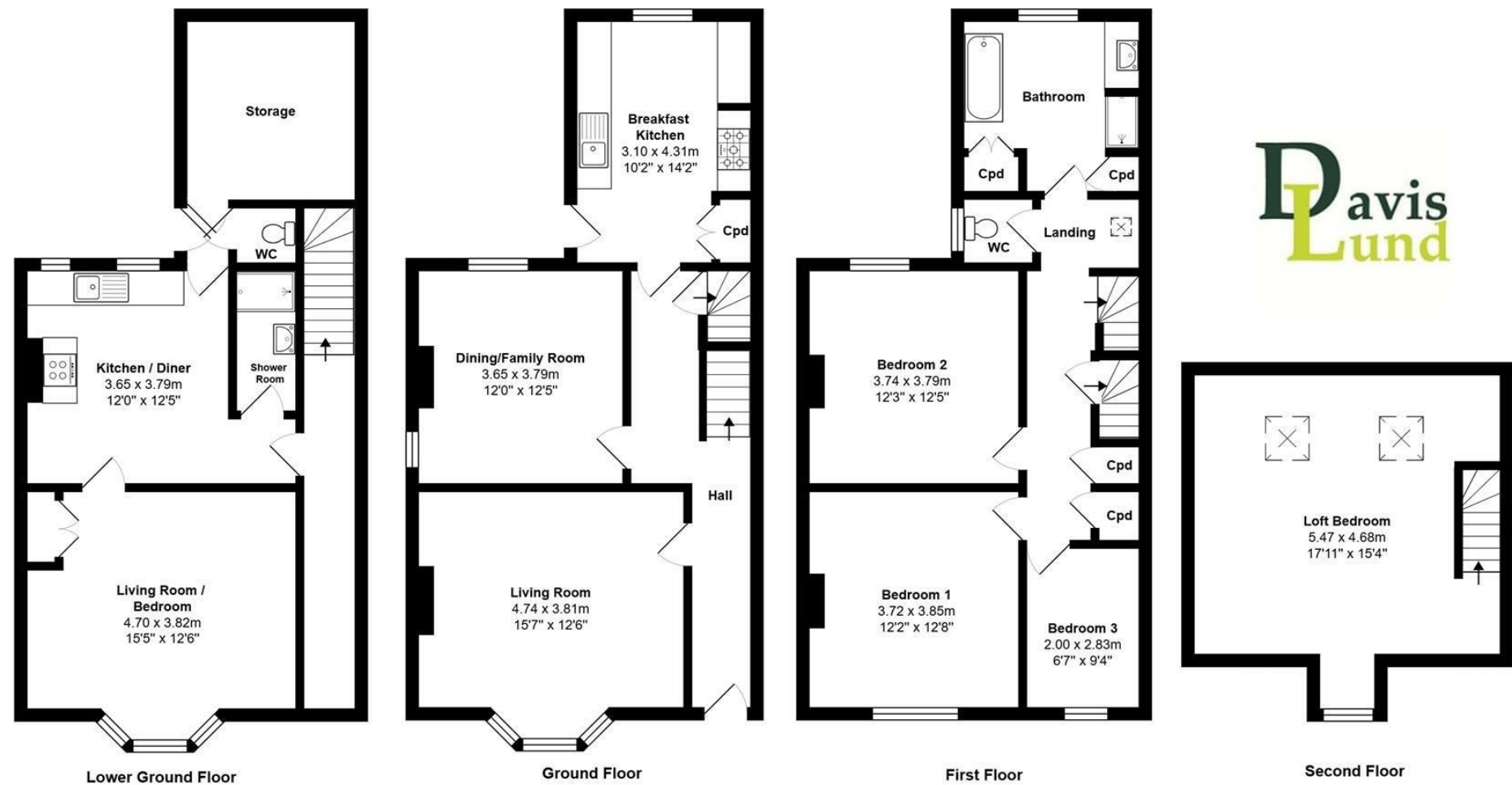
Externally the property benefits from lovely front and rear gardens. To the front of the property, the garden enjoys stocked flowerbeds with a paved pathway leading to the front door. The rear garden is a real delight, with walled borders offering a high degree of privacy. There are stocked flower beds with water features and a small seating area providing an idyllic spot for outdoor living. The property benefits from gas central heating and street parking is available to the front of the property.

Well maintained throughout, period properties of this calibre are rare to market at this price point. An early viewing is advised to avoid missing out on this lovely family home.





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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