Davis Lund

Bondgate Green Lane
Ripon
North Yorkshire
HG4 1QQ

Guide Price £179,500

Accommodation

A well-presented three bedroom end-terraced house, located in a sought after area and being just a short walk from Ripon city centre. Offered to the market with no onward chain, the property has just been recarpeted and freshly redecorated, so it is ready to move into and sure to appeal to a variety of purchasers.

Situated just a few minutes walk from the city centre, the house 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. The property also boasts lovely canal side walks on the doorstep, ideal for dog walkers.

On entering the property, there is a front porch, leading to a welcoming entrance hall with stairs rising to the first floor and understairs storage. The living room is a good size, with an electric fireplace and double doors leading to the kitchen/diner, whilst a large window gives a light and airy feel. With ample space for a dining table, the kitchen/diner is fitted with a range of wall and base mounted units, some appliances and tiled splashbacks. The property is extended to the rear, with the addition of a spacious porch, which could be upgraded to create a further living space, or removed completely to add additional outside space, all subject to necessary consents. Rising to the first floor, there is a landing with loft access, two neutrally decorated double bedrooms, one with fitted storage, a further single bedroom and the house bathroom. The bathroom is part tiled and fitted with a white suite, including a bath with shower and glazed screen over. The property also benefits from double glazing throughout and gas central heating.

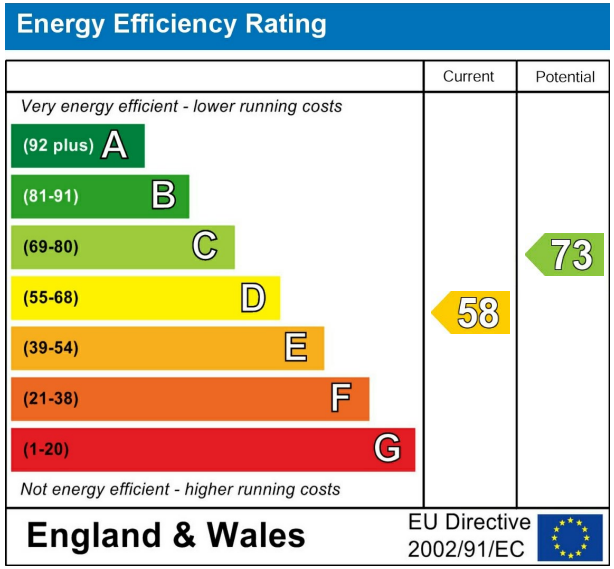
Externally, the property benefits from a part lawned front garden, with walled boundaries and a pathway leading to the front door. There is a small courtyard to the rear, with space for potted plants and outside seating. A single garage offers great outdoor storage and on-street parking is available to the front of the property.

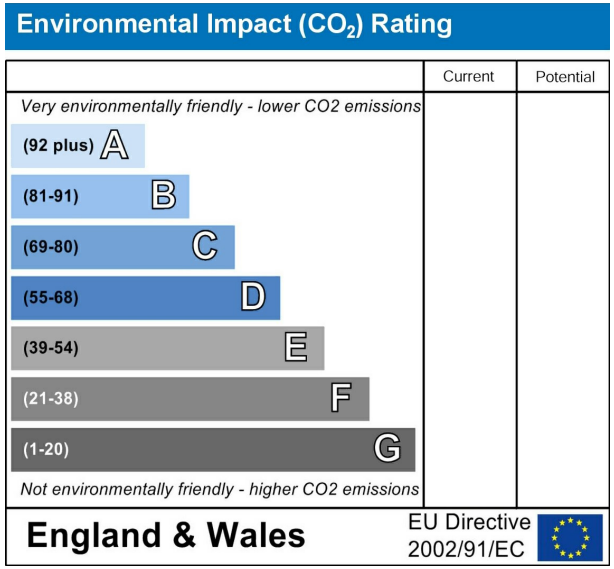
Properties of this size are rare to market at this price point, an early viewing is advised on this ideal starter home or investment property, which is also sure to suit purchasers looking to downsize.

Floorplan

Rear Porch
4.81 x 1.40m
15'9" x 4'7"
Kitchen / Diner
5.16 x 2.47m
16'11" x 8'1"
Cpd
Living Room
3.30 x 4.46m
10'10" x 14'8"
Hall
Porch
Ground Floor
Bathroom
Bedroom 2
3.10 x 3.17m
10'2" x 10'5"
Landing
Cpd
Bedroom 1
3.13 x 3.80m
10'3" x 12'6"
Bedroom 3
1.97 x 2.80m
6'6" x 9'2"
First Floor

EPC





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

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