

Davis
Lund

Allhallowgate
Ripon
North Yorkshire
HG4 1LE

Guide Price £185,000





Accommodation

A neatly presented two bedroom grade II listed cottage, located in the heart of the city with views over an open grassed area, and boasting a delightful rear garden, plus a deceptively spacious interior.

The property has been much loved and well-kept by the current owners, whilst modern touches like gas central heating, new carpets and an updated bathroom have been added. The cottage has been well maintained, whilst there is still the scope to update to personal taste, in some areas.

Occupying a central location, just seconds from the city centre, the property offers ease of access to an array of shops, pubs and amenities. The house is also ideally placed for a number of Ripon's schools, including the highly regarded Ripon Grammar School.

On entering the property, there is an entrance hall with stairs rising to the first floor, and a door leading to the cosy living room with brick fireplace and gas fire, generous understairs storage and bay window flooding the room with natural light. From the living room, there is a spacious kitchen/diner, with a tiled floor, range of base mounted units, some appliances and rear garden access. Rising to the first floor, there is a landing with a cupboard providing handy storage and loft access hatch with a ladder to partially floored attic, main bedroom with fitted wardrobe and storage, a well-proportioned single bedroom and the part tiled family bathroom, which is fitted with a white suite, including a bath with handheld shower. The cottage also benefits from gas central heating.

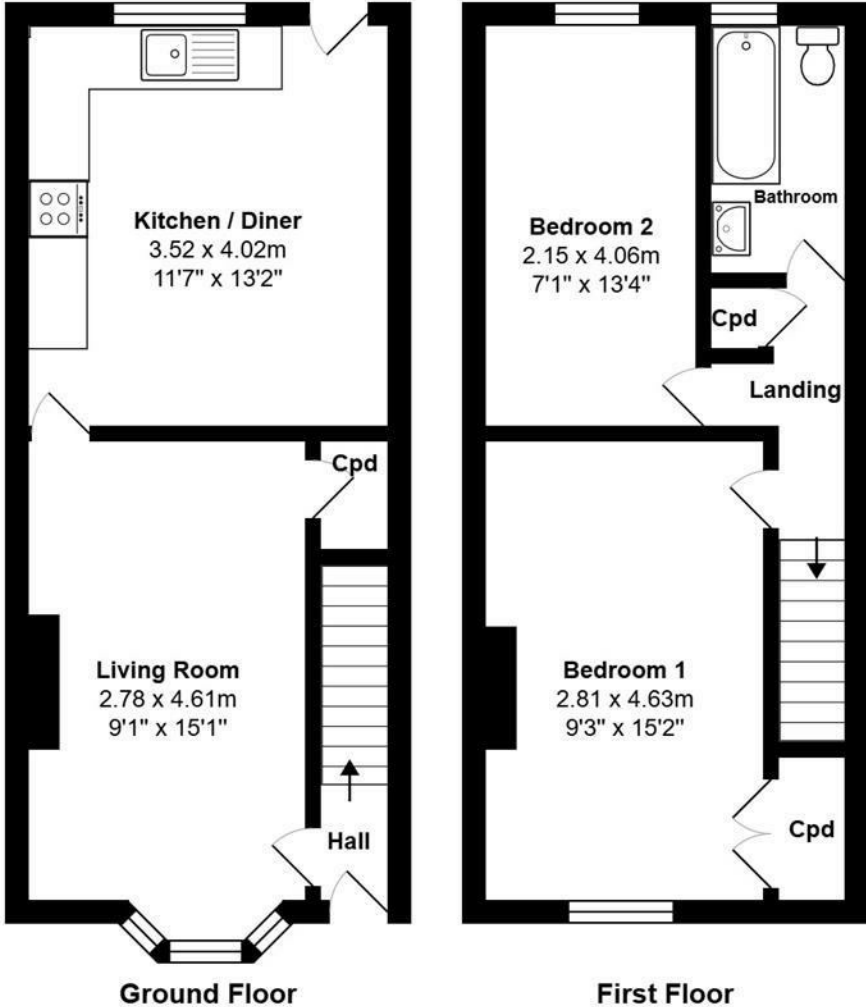
Externally, there is a great size enclosed garden to the rear of the cottage, with walled boundaries offering a high degree of privacy. The garden is mostly paved for ease of maintenance, whilst there are stocked flowerbeds, a brick built outbuilding and further timber built shed to the end of the garden, providing outdoor storage. An annual residents parking permit can be purchased from the council, allowing long term parking outside the house and to the surrounding areas.

In a fantastic location for access to all of Ripon's shops and amenities, the cottage is a must to view to appreciate the character on offer, with this spacious and charming property, which is also offered for sale chain free.





Floorplan





EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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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