





Accommodation

A spacious and well maintained period property, centrally located and offering lovely gardens and an open aspect to the rear. The house has been much improved in recent years, whilst care has been taken to retain much of the properties charm and character.

The end terraced family home offers extensive accommodation over four floors, plus a rear extension, taking the overall floor space to approximately 1700 square foot. The converted cellar has created two further rooms and added flexibility to the accommodation. They would suit a number of uses, whilst plumbing is in place to add a WC (previously one installed) on that level as well. The top floor offers a stunning master bedroom suite, with en-suite shower room and access to the roof terrace with far reaching views.

Situated just a short walk from the city centre, an array of amenities are available close by, including two supermarkets within a minute walk. Easy access is also available onto the Ripon bypass and beyond, making it also ideal for commuters.

On entering the property, there is an entrance hall with stairs rising to the first floor and space to hang coats. The living room is a good size, with a cosy log burner, alcove storage and a large bay window giving the room an airy feel. Somewhat open plan, the kitchen/diner is an L shape, with ample space for a large dining table and stairs to the lower ground floor. The kitchen is fitted with a range of modern units and some appliances, whilst patio doors allow access to the rear garden. A breakfast bar is also incorporated, perfect for informal dining. The lower ground floor offers two further cellar rooms, sure to suit a variety of uses and a large cupboard, previously offering WC facilities. Upstairs, there is a landing with stairs rising to the second floor, two double bedrooms, a well-proportioned single bedroom and the family bathroom, which comes complete with a white suite, including a bath and separate shower cubicle. Rising to the second floor, there is a spacious main bedroom with modern ensuite facilities and patio doors leading to a lovely balcony. With space for a table and chairs and potted plants, this provides a lovely seating area.

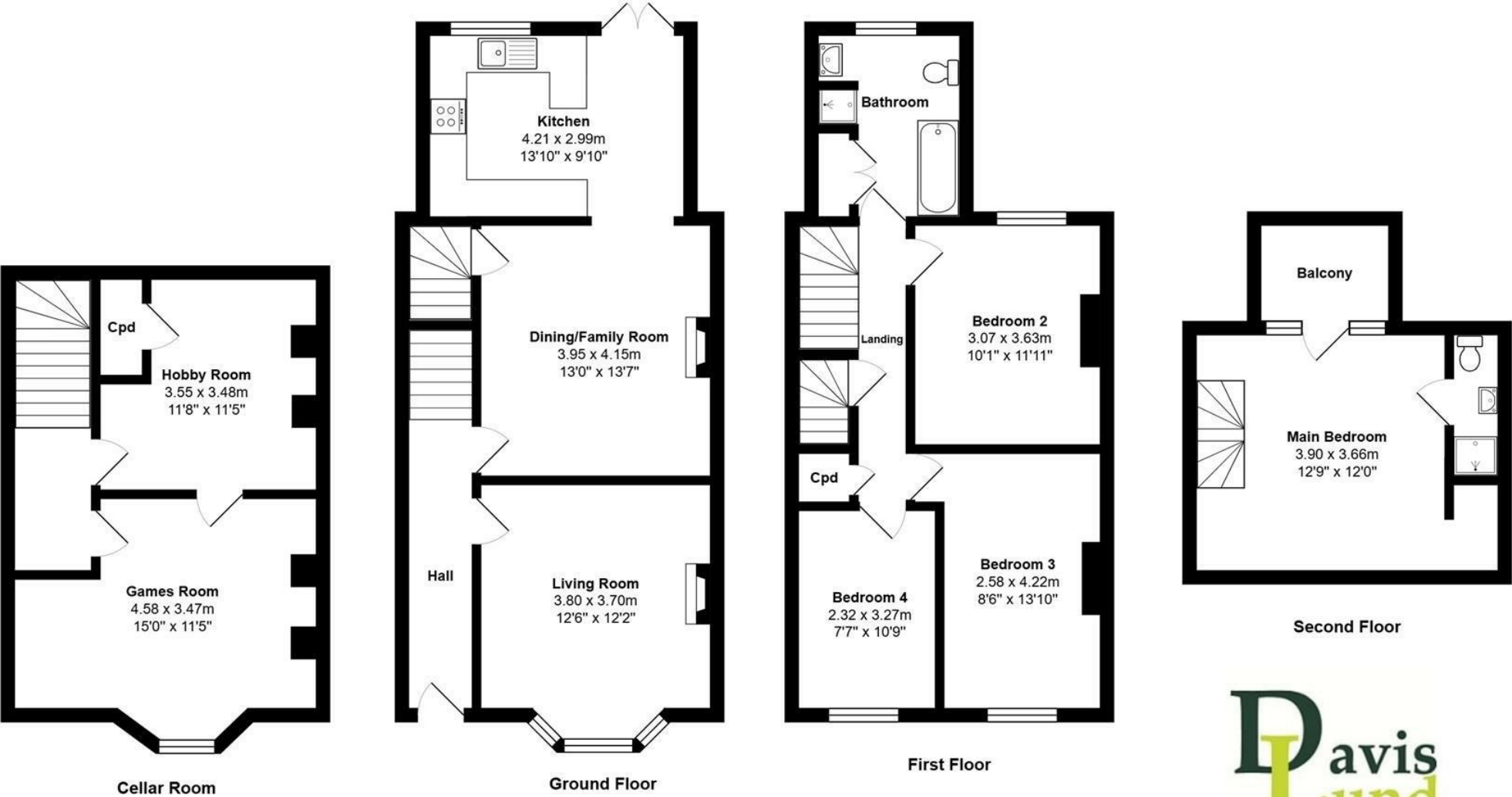
Externally, the property benefits from a private parking space/carport to the rear, whilst street parking is also available to the front of the property. The front garden is designed with low maintenance in mind, mostly gravelled with paved steps leading to the main entrance door. The rear garden is a good size and fully enclosed, offering a good degree of privacy and ideal for those with children or pets. Partially laid to lawn with a raised decked seating area and a patio entertainment area, the garden offers multiple areas for outdoor living and dining.

With spacious and versatile accommodation, within easy access of Ripon city centre, an early viewing is advised on this smartly presented 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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