Davis Lund

Southgate Close
Ripon
North Yorkshire
HG4 1NR

Guide Price £185,000











Accommodation

A surprisingly spacious semi-detached three bedroom home, located on a quiet street within walking distance of Ripon city centre. Offered to the market with no onward chain, the property is sure to appeal to investors, first-time buyers and those looking to downsize.

The property has been well loved by its current owner and now requires some updating in areas. This provides the purchaser with the exciting opportunity to tailor the accommodation to suit their personal tastes. Somewhat of a blank canvas, the garden also offers scope for landscaping to suit the buyer's requirements.

Entering the property, a porch leads into the spacious living room, which benefits from a large window providing an airy feel, and stairs rising to the first floor. From the living room is a further versatile reception room, currently utilised as a dining room but offering a variety of potential uses, such as a playroom or home office. The kitchen is fitted with a variety of units, a useful storage cupboard and some appliances, whilst a door provides access to the rear garden. Upstairs, there is a landing with loft access, main bedroom with fitted wardrobes, a further well-proportioned double bedroom, a single bedroom and the family bathroom. The bathroom is fully tiled and fitted with a bath with shower over. The property is double glazed and is currently heated via night storage heaters. Prospective purchasers may wish to consider upgrading the heating system to modern electric radiators, subject to quotation.

Externally, the house benefits from fully enclosed front and rear gardens, with gated access and walled borders. A paved pathway leads to both the front and rear entrance doors. The property also benefits from a single garage, situated in a garage block just a few moments’ walk from the property.

Homes of this size and with such potential are rare to market at this price point, and an early viewing is advised.









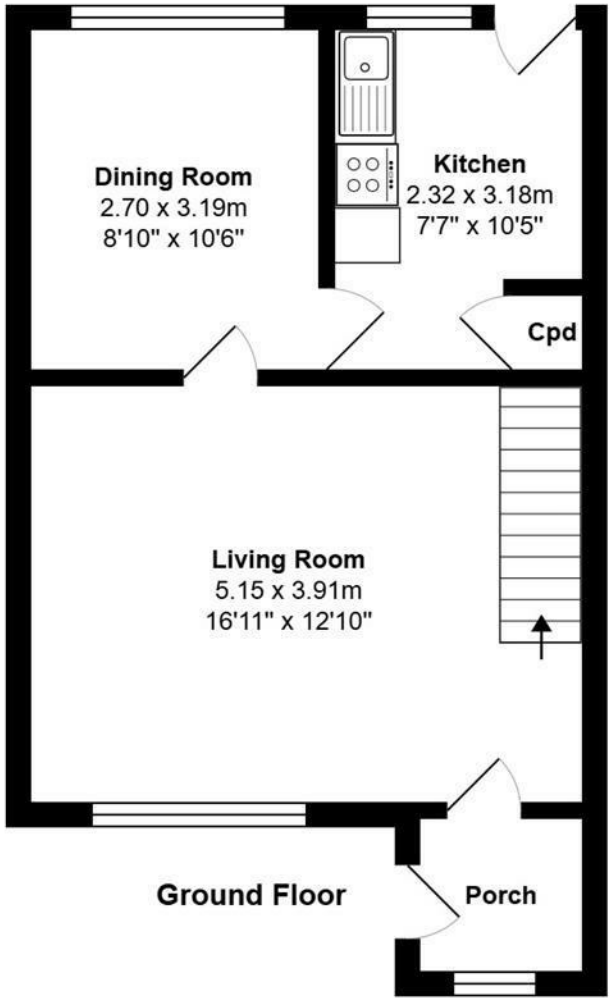


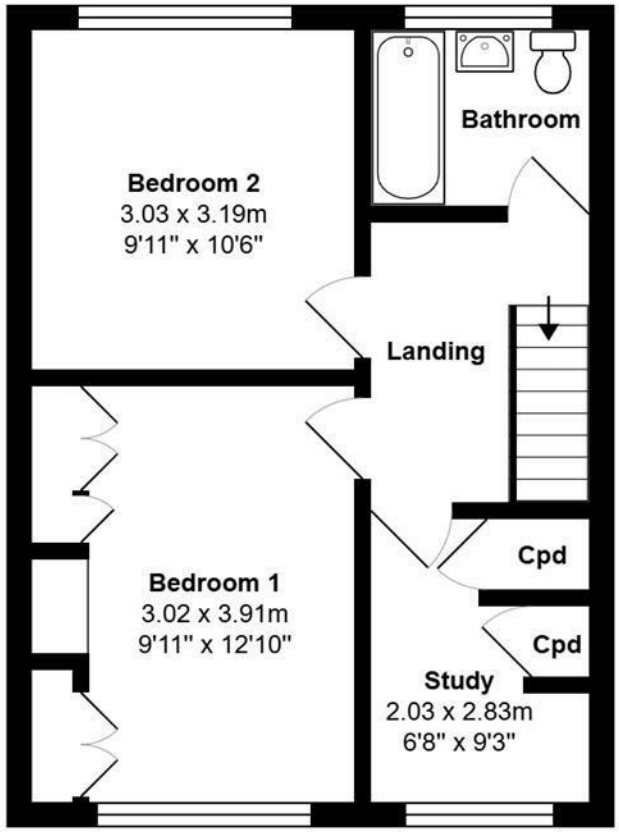






Floorplan





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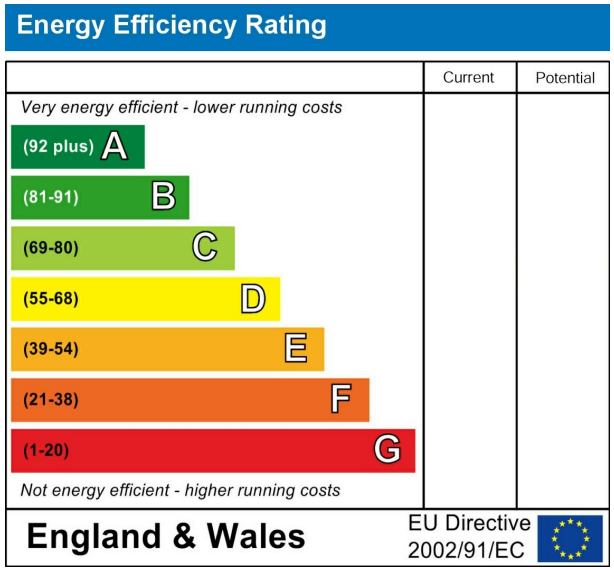


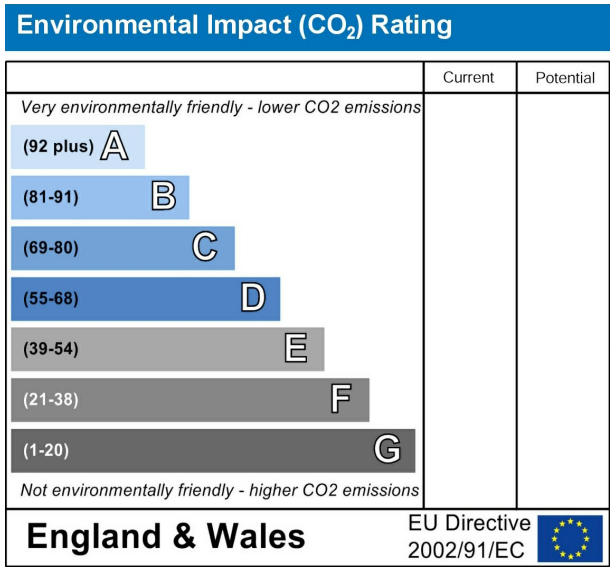






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