





Accommodation

A quirky two bedroom detached bungalow, occupying a lovely riverside setting and enjoying a fantastic open aspect and views of the Ripon cathedral. The property is sure to appeal to range of purchasers, but the bungalow would undoubtedly make an ideal holiday let, especially with the fantastic outside area and allocated parking space.

Stepping inside, the interior is deceptively spacious and a real surprise. The main entrance door leads into the living room, with window overlooking the rear garden and hatch access to the loft space. There is the main bedroom, with a range of fitted wardrobes, further smaller bedroom/study and steps down to the kitchen. The kitchen comes fitted with a range of modern units, there is a rear access door and the room features a pitched ceiling and skylight, which floods the space with light. There is a cloakroom/WC and separate shower room, plus handy storage cupboard. The property features an air source heat pump and the balance of the builders 10 year warranty, giving piece of mind and a good energy efficiency rating.

Outside there is a fabulous enclosed garden to the rear, gravelled and paved for ease of maintenance, whilst offering a fantastic entertaining space and riverside setting. The property also offers an allocated parking space, whilst further guest parking is available on a first come first served basis, all in the car parking bays to the side of the property.

Situated just seconds from the city centre, the cottage 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.

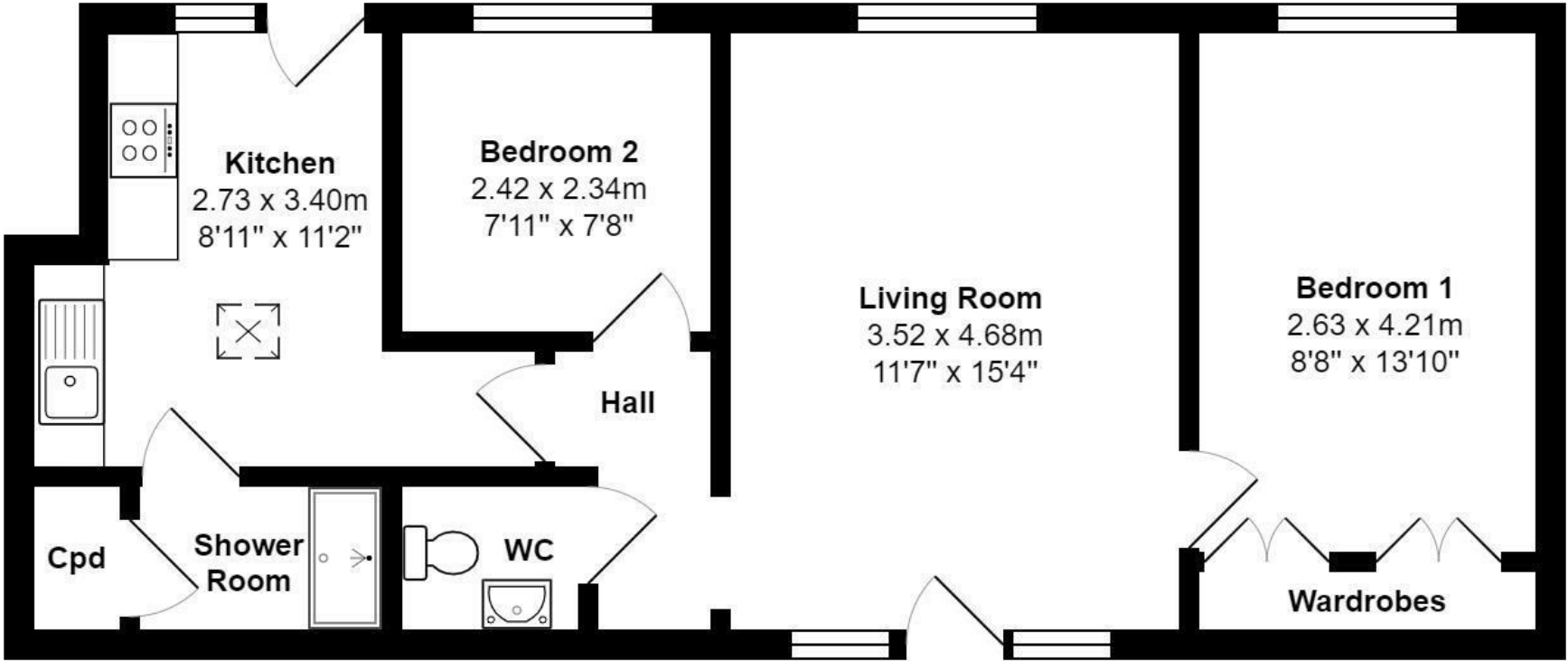
An internal viewing is advised, to appreciate the character and setting on offer.

Agents Note - Photos taken in winter, views of the the river and cathedral beyond may be be obscured in other seasons.



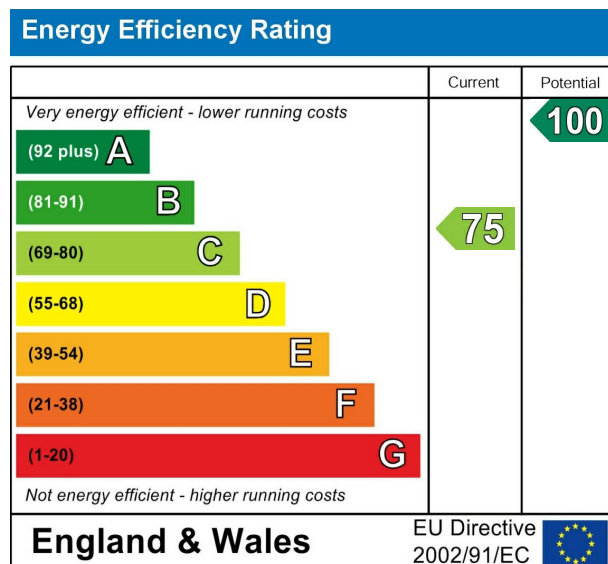


Floorplan





EPC



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

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

