

**D**avis  
**L**und

2 Bondgate Green  
Ripon  
North Yorkshire  
HG4 1QW  
£280,000









## Accommodation

### Ground Floor

#### Entrance Hall

Main entrance door, further door into:

#### Kitchen/Diner/Family Room

#### Dining/Family Area

Window to the front elevation, central heating radiator, double doors leading to the living room, open into:

#### Kitchen

Window to the rear elevation and door leading to the rear garden, fitted with a range of base units with rolled edge work surfaces incorporating a breakfast bar, oven, stainless steel sink with mixer tap, space for fridge, space and plumbing for dishwasher, central heating radiator, doors leading to the cellar and inner hallway.

#### Living Room

Fireplace with gas fire and back boiler, central heating radiator, window to the front elevation, door and step down to:

#### Dining Room

Window to the front elevation, central heating radiator, door into:

#### Hallway

Tiled floor, half glazed door to the rear garden, door into inner hallway, central heating radiator, door into:

#### Utility Room

Three windows to the rear elevation, stainless steel sink with storage unit below, space and plumbing for washing machine and dryer.

#### Shower Room

Window to the rear elevation, suite comprising a wash hand basin, toilet and walk in shower, central heating radiator, tiled floor.

#### Inner Hallway

Stairs rising to the first floor, access from the kitchen, skylight to the rear elevation.

### First Floor

#### Landing

Loft access hatch, door into:

#### Bedroom 1

Window to the front elevation, central heating radiator, extensive range of fitted wardrobes.

#### Bedroom 2

Display fireplace, central heating radiator, window to the front elevation.

#### Bedroom 3

Window to the front elevation, display fireplace and fitted wardrobes, central heating radiator.

#### Bedroom 4

Display fireplace, fitted storage to chimney recesses, central heating radiator, window to the rear elevation.

#### Shower Room

Wash hand basin, toilet and corner shower cubicle with glazed screen and shower.

### Outside

To the rear and side of the property there are delightful gardens, mainly laid to lawn and enjoying Cathedral views. There are several outbuilding, plus two garages and a further store room. Double gates give access back onto the front lane and vehicle access is believed to still exist, giving access to the parking areas and garages.











Floorplan









## EPC

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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

