





Accommodation

A beautifully presented mid terraced townhouse, located on a highly sought-after development and benefitting from an enclosed rear garden and a lovely open outlook.

The immaculate accommodation is arranged over three floors, offering a flexible layout and the stunning kitchen is a particular highlight.

The property is surrounded by beautiful landscaped gardens, whilst also being conveniently located close to the city centre and Ripon's amenities. Ripon's secondary schools are also close by, including the renowned Ripon Grammar School.

On the ground floor there is a spacious entrance hall, with a cloakroom/WC and access to the integral garage. A large open plan kitchen/diner completes the downstairs layout, fitted with an extensive range of stylish units and integrated appliances, whilst there is space for a dining table and double doors lead to the rear garden. To the first floor there is a landing, living room with double doors onto the balcony which enjoys wonderful views, the third bedroom and the house bathroom, which is fully tiled and fitted with a modern white suite. On the top floor there is a further landing with airing cupboard, the main bedroom with a range of fitted wardrobes and ensuite shower room, plus the second bedroom.

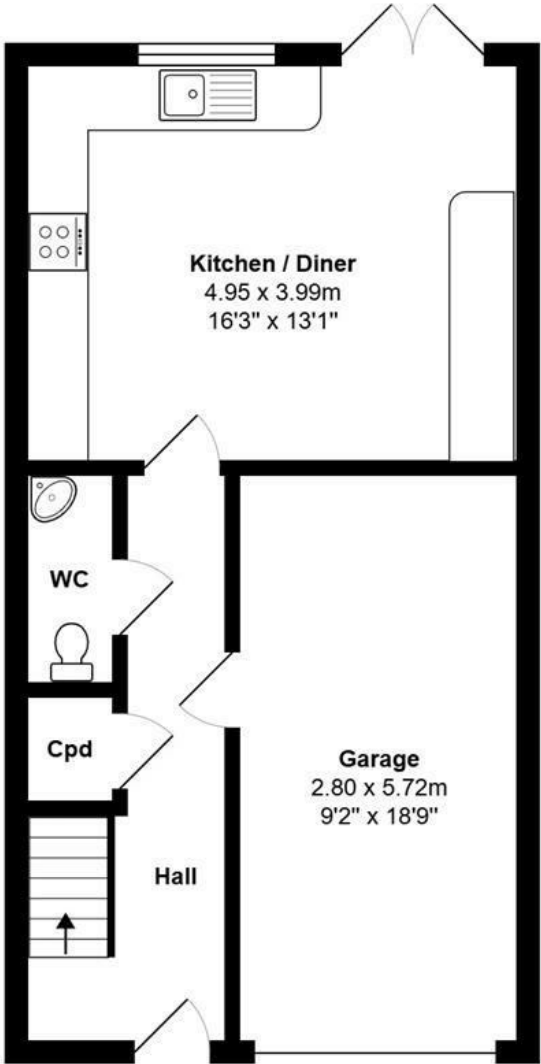
Externally there is a block paved driveway to the front of the house, providing parking and giving access to the garage, plus a low maintenance gravelled garden. A path and gate give access to the rear garden, which is fully enclosed and ideal for purchasers with pets and children. The garden is part laid to lawn, whilst also offering a patio entertainment area, which attracts plenty of sunshine.

With gas central heating and double glazing throughout, this delightful family home needs to be viewed, which is ready to move into.

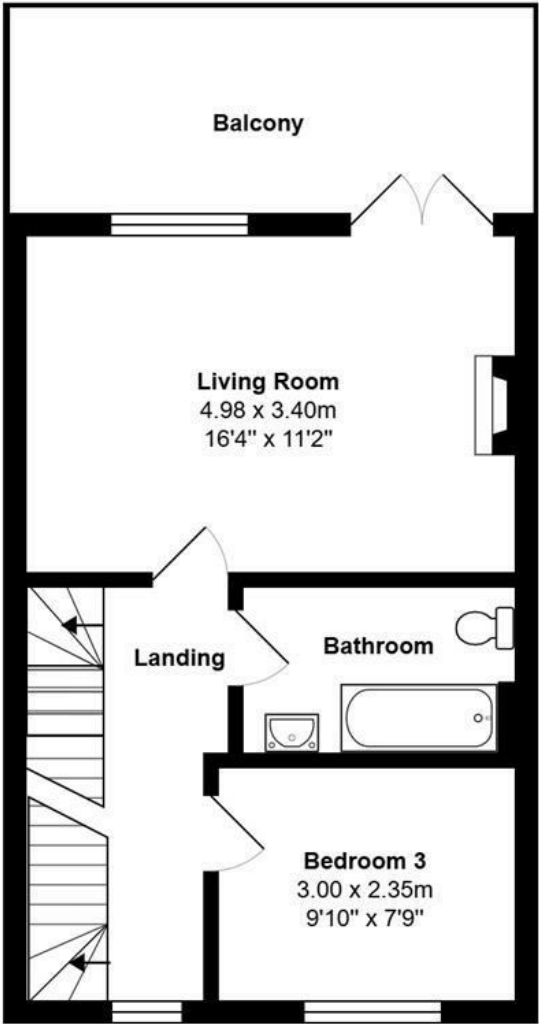




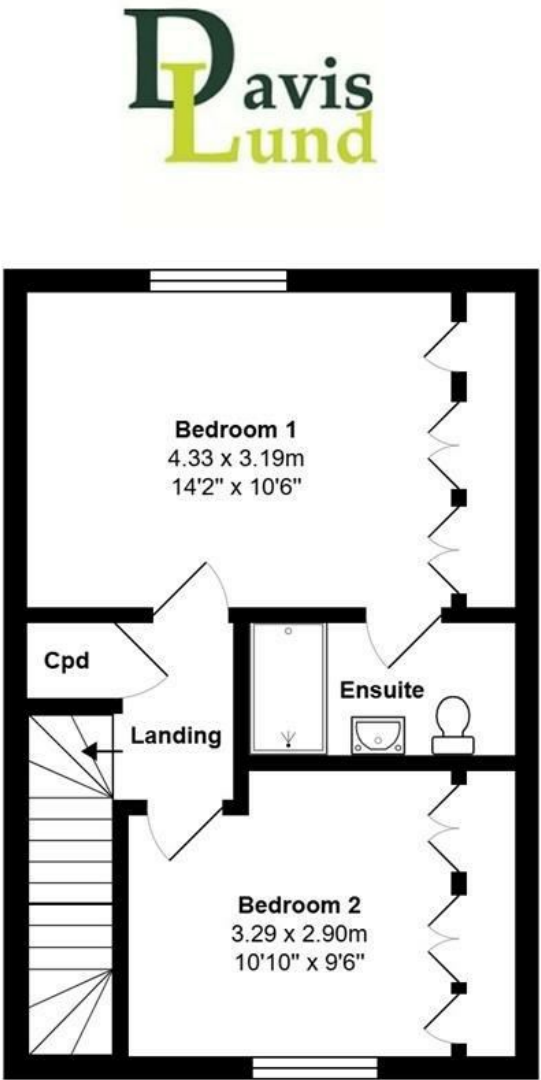
Floorplan



Ground Floor



First Floor

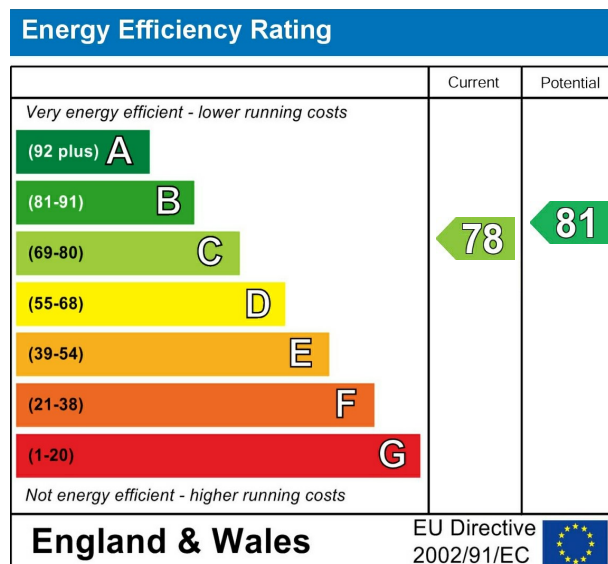


Second Floor





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

