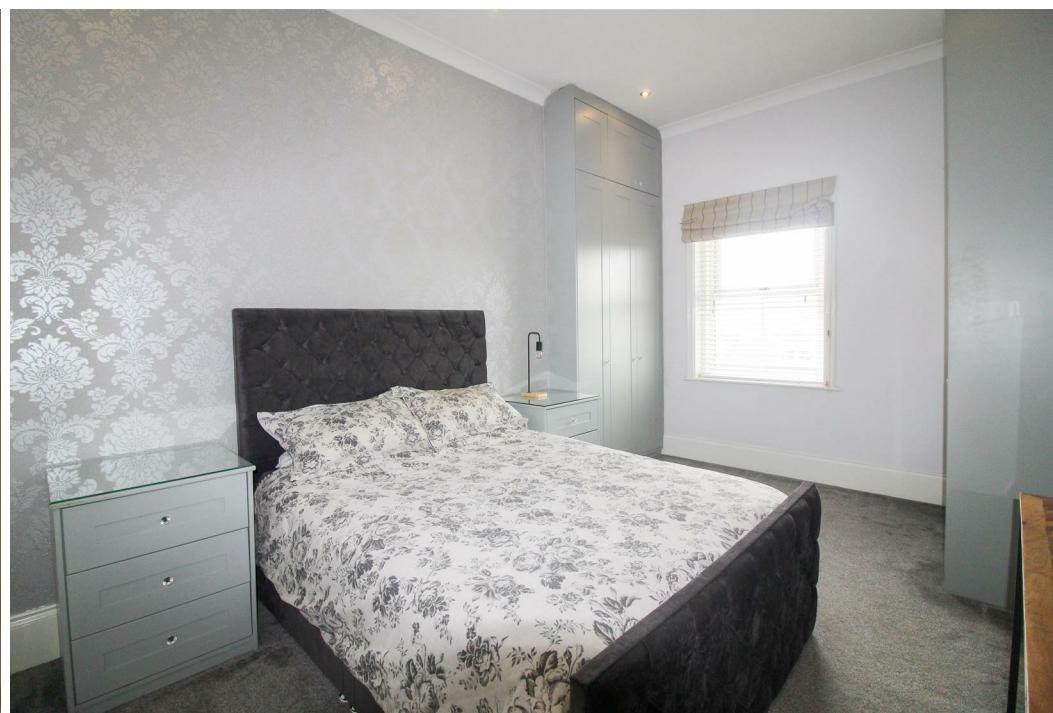


Davis
Lund

Queen Street
Ripon
North Yorkshire
HG4 1EG
Guide Price £175,000





An exciting opportunity for investors and homeowners alike. This well-presented city centre apartment currently enjoys a strong rental return of £950pcm, with the existing tenancy ending in July. From that point, the property offers buyers the flexibility to continue as an investment or move in themselves.

Fully renovated in recent years, the property has been finished to a high standard, including a modern kitchen and stylish bathroom.

The property occupies a handy location in the heart of the city, with Ripon's array of amenities just seconds away, plus the bus station, including access to the 36 bus route. There are three supermarkets within walking distance, whilst the Ripon bypass is also only moments away.

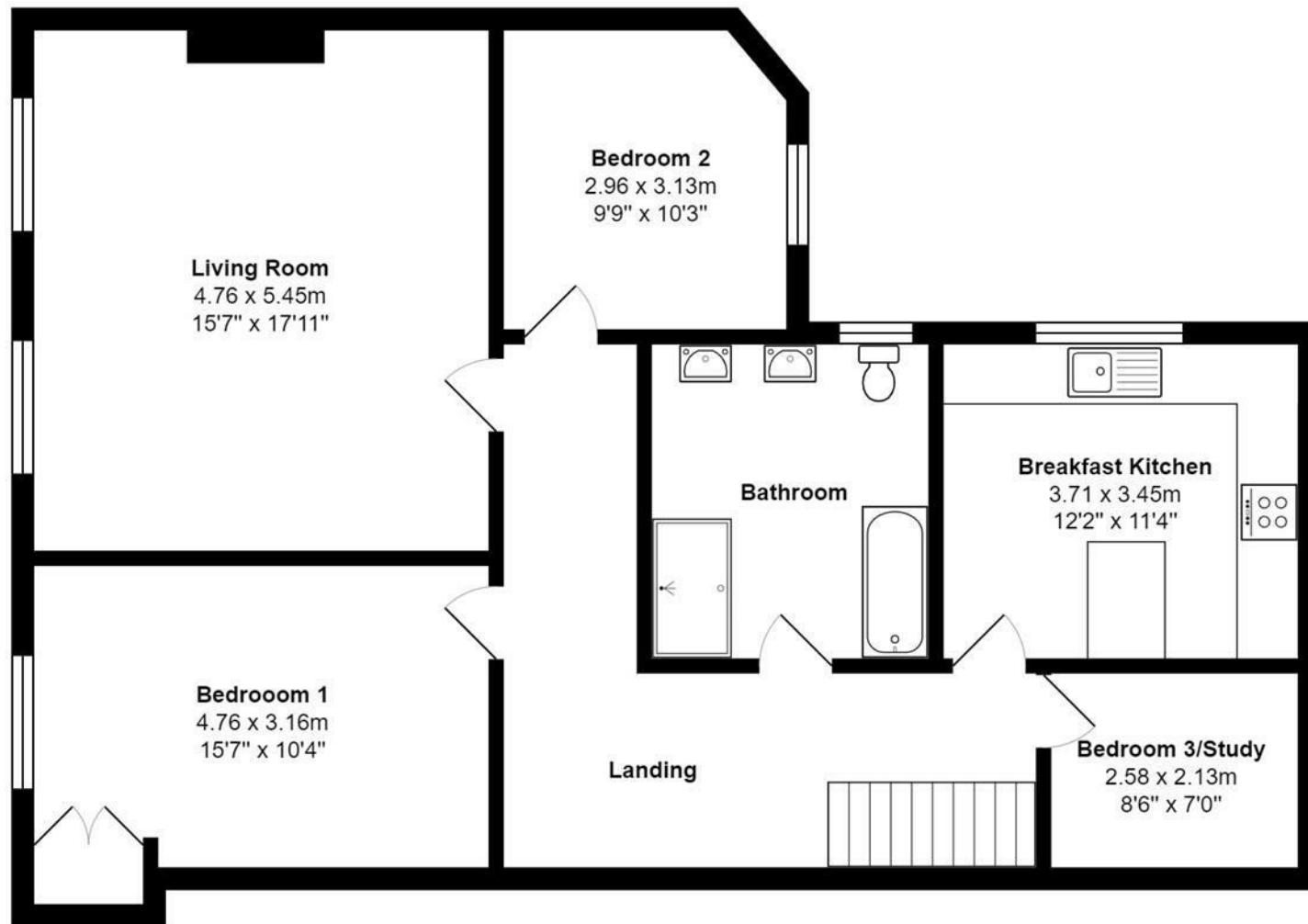
On the ground floor there is a communal entrance door and hallway with door entry system, which services just two apartments. Through the private entrance, stairs rise to the top floor giving access to the spacious and welcoming landing, which could easily be utilised as a study area. There is a great size living room with large windows giving an airy feel, plus a stylish breakfast area/kitchen, fitted with an extensive range of units, including integrated appliances and a breakfast bar. There is a generous main bedroom with fitted storage, two further bedrooms and the luxurious bathroom, fully tiled and fitted with a white suite, incorporating a bath and separate shower, plus twin sinks.

The property benefits from gas central heating and an off-street parking space.

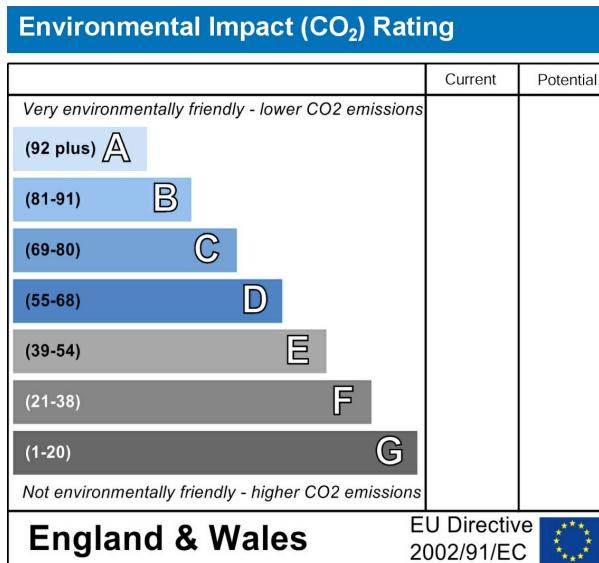
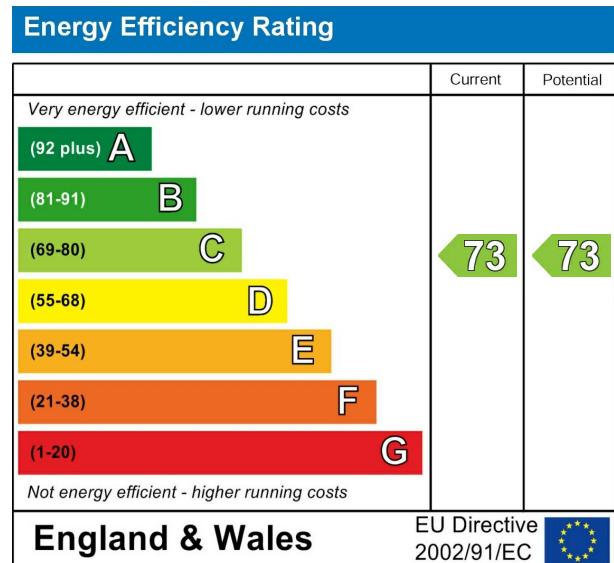
This property is in council tax band A.



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.

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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

