





Accommodation

An immaculately presented and spacious first floor two bedroom apartment, situated in a small development of just seven apartments and enjoying a lovely setting next to the river Skell. The apartment is finished to a very high standard throughout and it has been substantially extended, now offering a further versatile living area and a lovely private balcony, so is sure to appeal to a variety of purchasers.

Ease of access is available onto the Ripon bypass and beyond in seconds, whilst the apartment is also within walking distance of the city centre and Ripon's array of shops, restaurants and amenities. The property also enjoys lovely canal and riverside walks on the doorstep.

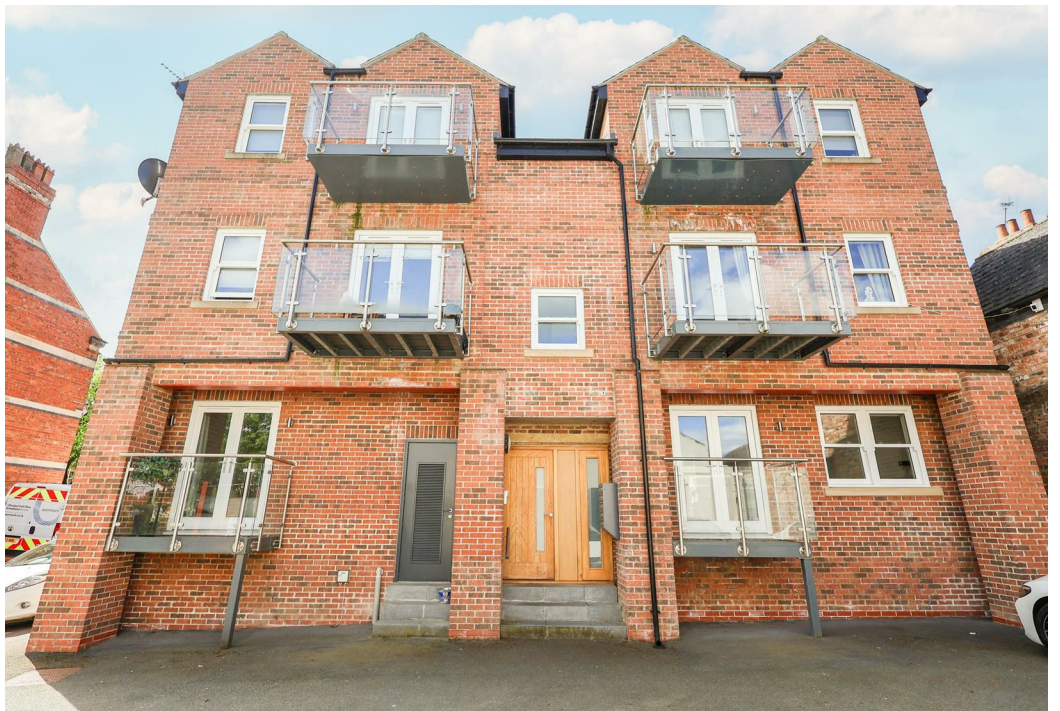
The property is accessed at the rear of the building from an entrance lobby, via secure intercom access, which services only five apartments. The apartment also benefits from allocated parking, whilst there is also a bin storage area and communal cycle store to the rear.

The main entrance door leads to a private hallway with a cupboard providing handy storage. There is a large open plan living space, incorporating an airy seating area with large bay window and a stylishly fitted kitchen, with modern units and integrated appliances. From the main living area, there is a further flexible lounge, with a media wall, electric fire and sliding doors giving patio access. There are two great size double bedrooms with fitted wardrobes, one with patio doors giving access to the rear balcony, which enjoys a lovely outlook over the river. The fully tiled shower room completes the accommodation, fitted with a white suite, including a walk-in shower enclosure and vanity unit basin.

Externally, the property benefits from an idyllic balcony, which wraps around the building, offering a fantastic outdoor seating area and space for outdoor storage. The balcony is mostly laid with artificial lawn, with space for flowerpots and outdoor living. A gate gives access to the rear of the balcony, with two outdoor storage sheds providing generous storage, which is rare for apartments.

Apartments of this size and finish are rare to market at this price point, especially in such a sought after and handy location, so an early viewing is advised on this stylishly finished and spacious property.





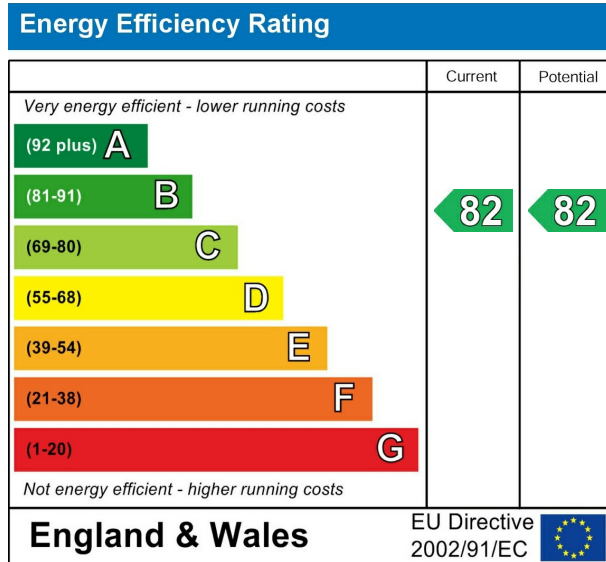
Floorplan

Davis
Lund





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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