Davis Lund

Bridge View Road
Ripon
North Yorkshire
HG4 1JN

Guide Price £150,000











Accommodation
Accommodation

A neatly presented and freshly decorated first floor apartment, revealing light and airy accommodation, whilst also offering a lovely enclosed garden and a flexible layout, with two bedrooms and a further multi-functional space to the ground floor, currently utilised as a utility room, whilst neighbouring properties have used this space as a study, subject to necessary consents.

Sure to be of interest to first time buyers, the property would also make an ideal buy to let, whilst the apartment offers great value for money, offering generous size accommodation for the price bracket and affordable management charges in comparison to other leasehold properties in the area.

The apartment is situated in one of Ripon's most sought-after residential areas to the north of the city. Shops and amenities are available close by, whilst the property is also ideally placed for countryside and riverside walks.

The private main entrance door leads into an entrance hall with stairs rising to the living accommodation, a handy storage cupboard and multi-functional room, currently utilised as a utility room. Upstairs, there is a spacious internal hallway with loft access, living room with a large window flooding the room with natural light and enjoying a nice outlook, kitchen fitted with a range of units and some appliances, two well-proportioned bedrooms and the house bathroom, which is part tiled and fitted with a white suite, including a bath with shower over. The apartment is double glazed, and gas central heating is in place.

Externally, a pathway leads from the street to the main entrance, where there is also a bin storage area. The path continues to the rear garden, which is mainly laid to lawn, offering shed storage and a lovely patio entertainment area. On street parking is available, on a first come first served basis.

This highly desirable apartment offers great value for money and is ready to move into, so an early viewing is advised.









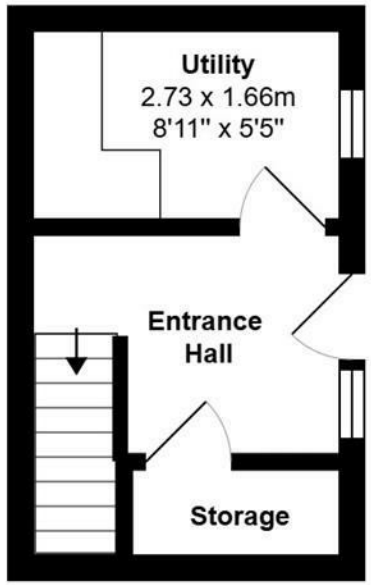




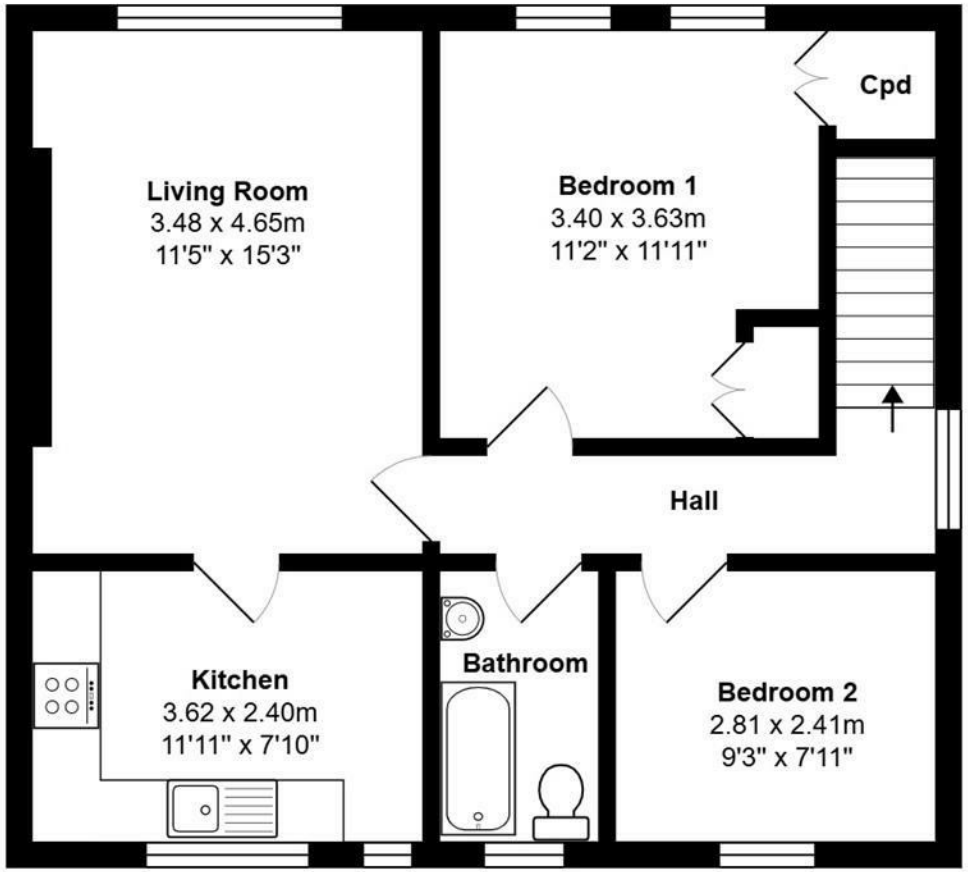




Floorplan



Ground Floor



First Floor

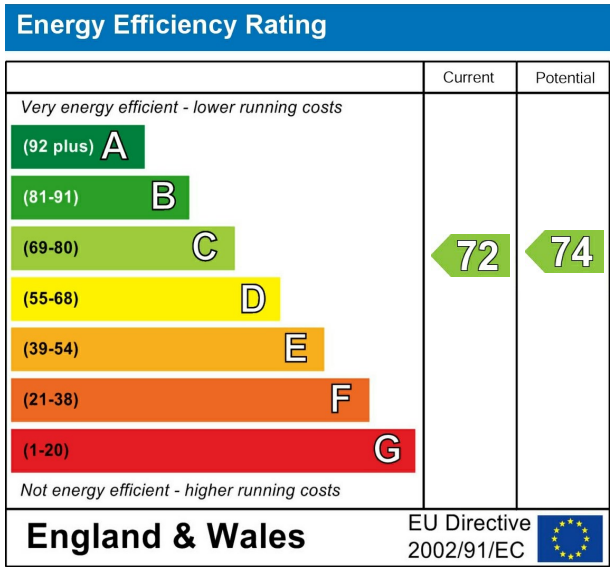


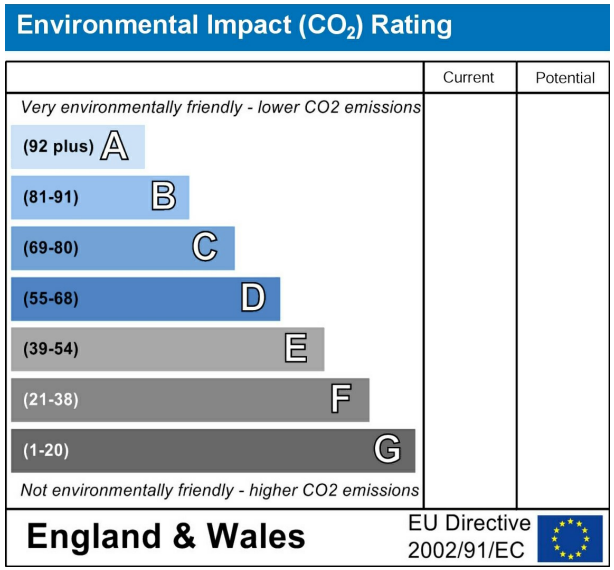





36
36

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