

Davis
Lund

Priest Lane
Ripon
North Yorkshire
HG4 1LL
Guide Price £170,000





Accommodation

A charming and surprisingly spacious mid terrace property, well presented throughout and located within easy walking distance of Ripon's iconic city centre. The property enjoys a lovely view of Ripon Cathedral and has been well-maintained throughout by the current owners, offering a great opportunity for first time buyers, buy to let investors and those looking to downsize.

The property offers ease of access to all the amenities that Ripon has to offer, including Ripon bus station, Cathedral Primary School and multiple supermarkets close by. Ripon itself is ideally located for commuters offering ease of access to the A19 and A1.

On entering the property, there is a welcoming entrance hall with wooden flooring and stairs rising to the first floor. The living room is a good size, with a wooden fireplace and gas fire, plus a large window giving an airy feel. Generous in size, the kitchen/diner is fitted with an extensive range of modern units, tiled flooring, understairs storage and some appliances, whilst a door provides access to the rear courtyard. Rising to the first floor, there is a landing with loft access and airing cupboard. The main bedroom is a great size double, enjoying a lovely view of Ripon cathedral and a handy over stairs storage cupboard. There is a further well-proportioned double bedroom and the house bathroom, which completes the layout. Fully tiled, the bathroom is fitted with a white suite, including a bath with a shower and glazed screen over. The property also benefits from gas central heating.

Externally, to the rear of the property there is a low maintenance courtyard, complete with a timber shed and further brick built store. Gated access leads through a passageway back to the side street and street parking is available nearby, whilst Ripon's amenities are located a short walk away.

Central properties of this size are rare to market at this price point, so it is sure to appeal to a variety of purchasers and an early viewing is advised.





Floorplan





EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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