

**D**avis  
**L**und

Vyner Street  
Ripon  
North Yorkshire  
HG4 1QJ

Guide Price £215,000





## Accommodation

A stylishly presented mid-terrace period house, revealing a deceptively spacious interior, which offers a versatile and extended layout, arranged over three floors. The property offers immaculately maintained accommodation and a lovely, low maintenance outdoor space with brick-built store. The property has been much improved in recent years, being fully refurbished including a lovely re-fitted kitchen and bathroom, making it a ready to move in home.

Situated just a few minutes walk from the city centre, the house is ideally placed for access to an array of shops and amenities, whilst transport links are also readily available, including the A1 and regular 36 bus services to Harrogate and Leeds.

On entering the property, there is an entrance hall with stairs rising to the first floor. The living room is a good size, with a large window and access to the generous kitchen/diner/family room, with a separate utility area and WC. The kitchen is fitted with a range of modern wall and base units and some integrated appliances, whilst an understairs cupboard provides handy storage and a door gives access to the rear courtyard. Rising to the first floor, there is a landing and further staircase to the top floor, two well-proportioned bedrooms and house bathroom. The bathroom is part tiled and fitted with a white suite, including a bath and separate shower cubicle. The second floor boasts a generous main bedroom with skylight.

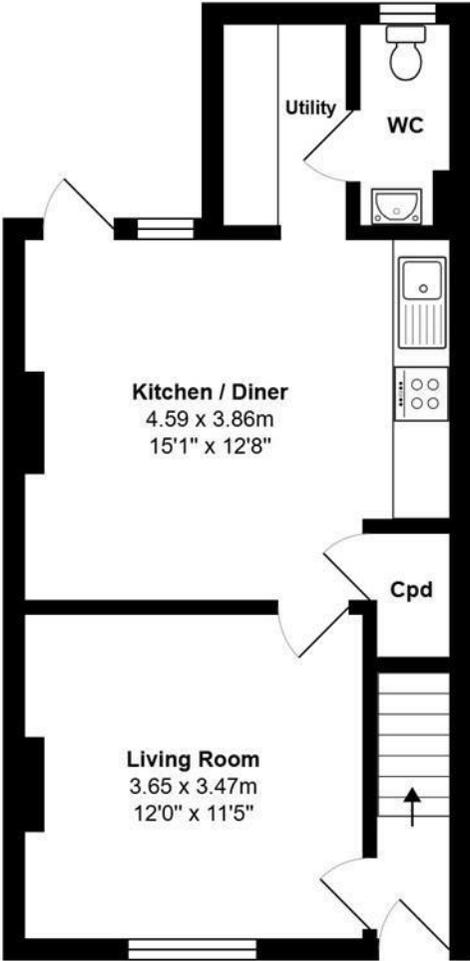
Externally, the rear of the property offers a lovely courtyard garden with brick-built store. It is paved for ease of maintenance and fully enclosed, providing a great space for outdoor seating and entertaining. The property also benefits from double glazing throughout, gas central heating and street parking to the front of the property.

Properties of this size and finish are extremely rare to market at this price point, and early viewing is advised to fully appreciate the spacious accommodation on offer.

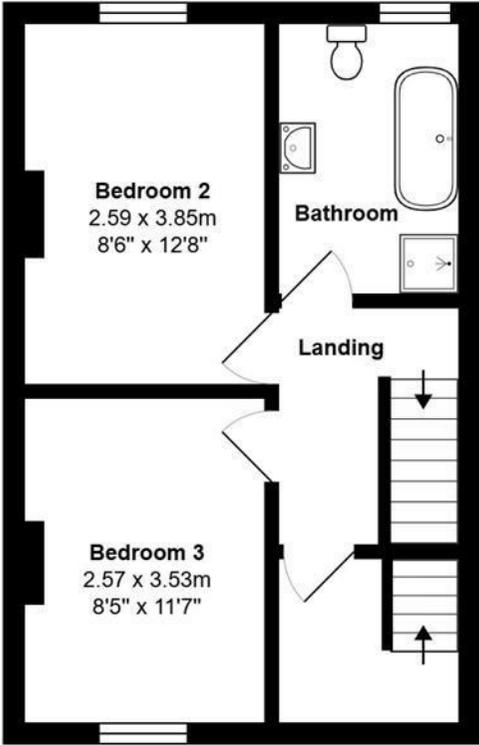




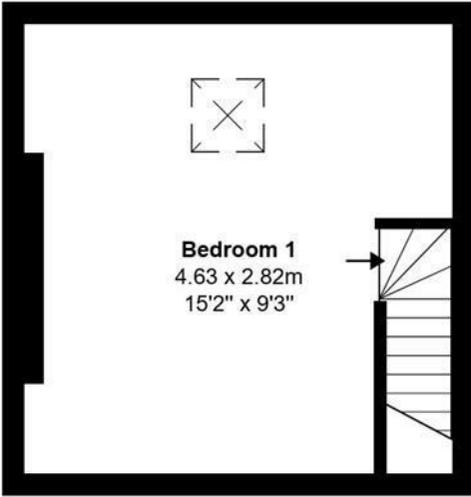
Floorplan



Ground Floor



First Floor



Second Floor



EPC

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

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

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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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