







## **Accommodation**

A one double bedroom first floor apartment, situated just a short walk from the city centre and sure to appeal to a variety of purchasers. The property is ideally located for Ripon's shops and amenities, whilst the accommodation on offer is well presented and properties in this price bracket are rare to market.

On the ground floor there is a communal entrance hall, leading to just a handful of apartments. The apartment itself consists of a living room with exposed ceiling beam, leading open plan into the kitchen, which is fitted with a range of units and also offers an integrated oven and hob. There is an inner hallway with an airing cupboard housing the hot water system, a double bedroom and also the part tiled shower room, fitted with a white suite.

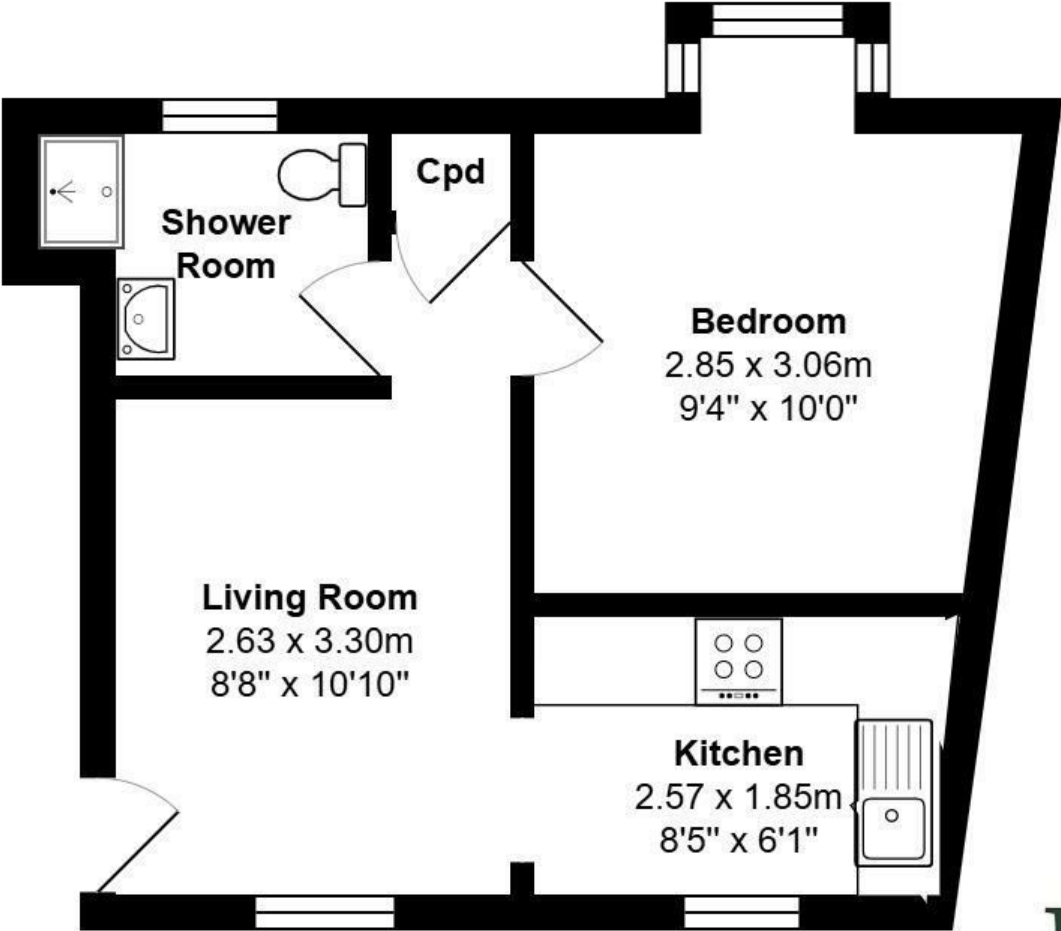
Externally there is space for bin storage and street parking is available close by, on a first come first served basis.

The apartment would make an ideal buy to let purchase, whilst it is also sure to be of interest to first time buyers and those looking for city centre living. Benefitting from electric heating and double glazing, the property is a must to view.

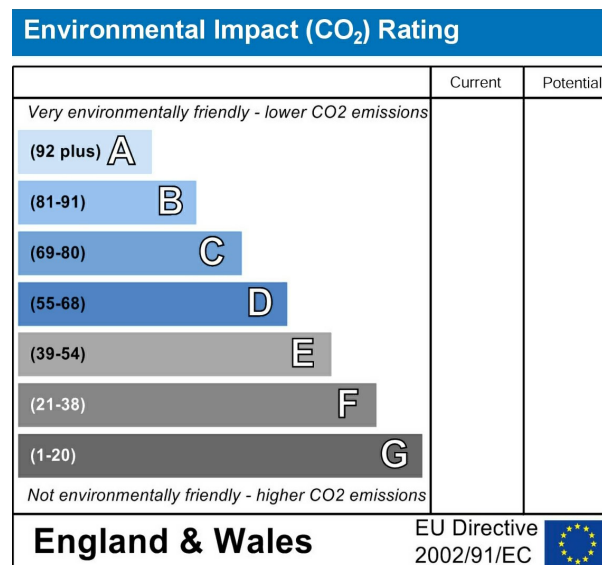
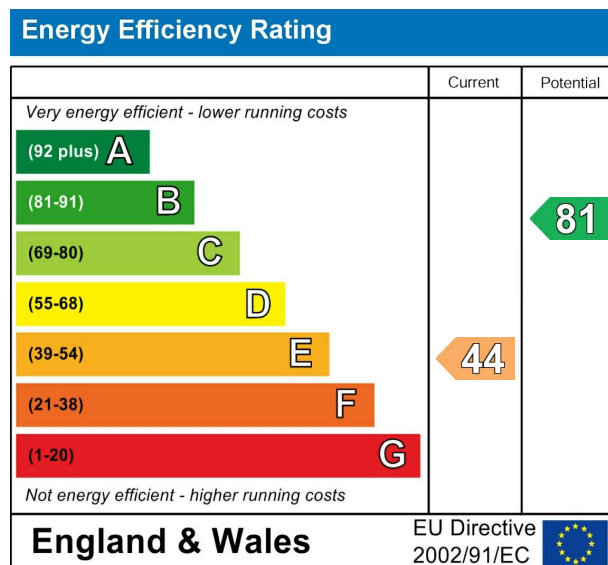




Floorplan



## EPC



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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