Davis Lund

St. Wilfrids Crescent
Ripon
North Yorkshire
HG4 2JR

Guide Price £60,000











Accommodation

A neatly presented three-bedroom terraced house, recently built and revealing a modern and spacious interior. The property is located on a highly regarded and sought after development, situated on the edge of open countryside.

Offered on a 25% share basis (£493.94 rent currently paid monthly on the subsequent 75%), the property is ideal for first time buyers wanting to get on the property ladder. The house reveals a well presented interior and lovely enclosed rear garden, whilst also being offered to the market with the balance of the NHBC warranty in place.

The modern home is located on a sought-after development, backing onto woodland and with riverside walks on the doorstep. The property is located close to schools and amenities, whilst the Ripon Bypass, A61 and 36 bus route are also situated close by.

Entering the property, there is a good size living room with useful understairs storage, cloakroom/WC and an open plan kitchen/diner, which is fitted with a range of stylish units and offers double doors to the rear garden. Upstairs, there is a landing with stairs to the second floor, two well-proportioned double bedrooms and the family bathroom, which is part-tiled and fitted with a white suite, including a bath with shower over. The second floor offers a landing with handy storage cupboard, and a further double bedroom with a storage cupboard and Velux windows. The property is double glazed throughout and benefits from gas central heating, aiding to a high energy efficiency rating, which is a B.

Externally, there is off street parking for two cars to the front of the house, with an electric car charging point. The rear garden is mostly laid to lawn and fully enclosed, ideal for those with children or pets. There is a timber-built shed, providing useful outdoor storage and a small patio entertainment area.

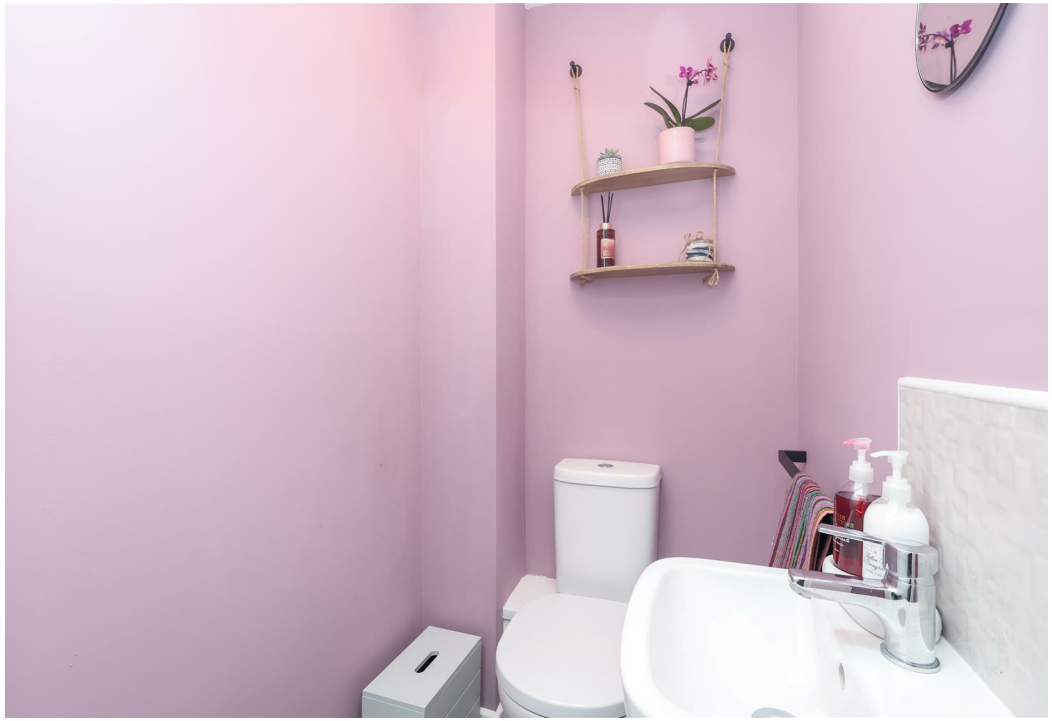
An early viewing is advised on this delightful family home, which is also offered to the market with no onward chain.









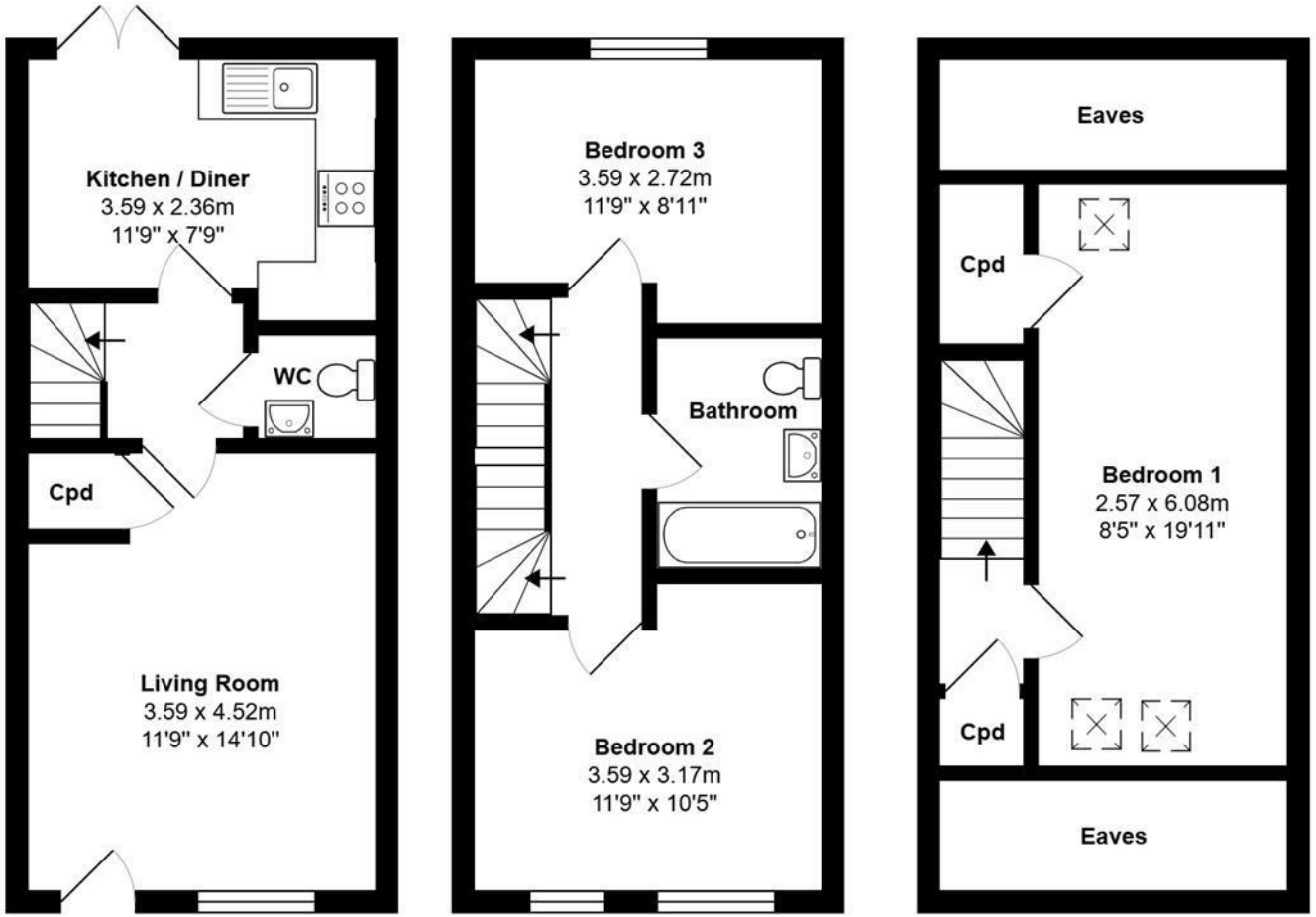








Floorplan



Ground Floor | First Floor | Second Floor

Davis Lund

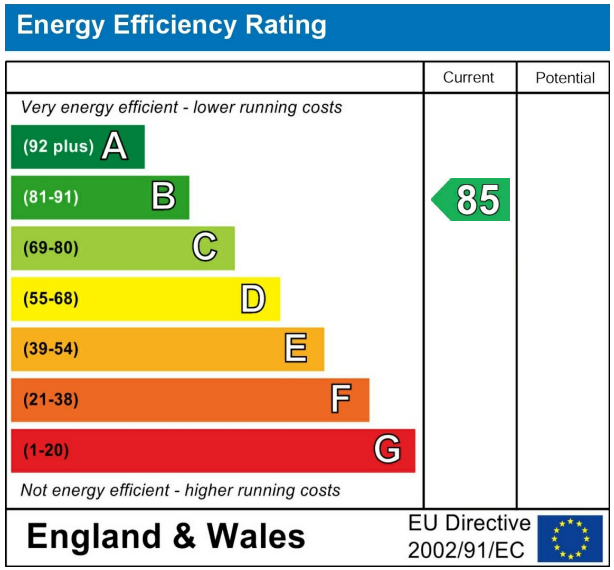


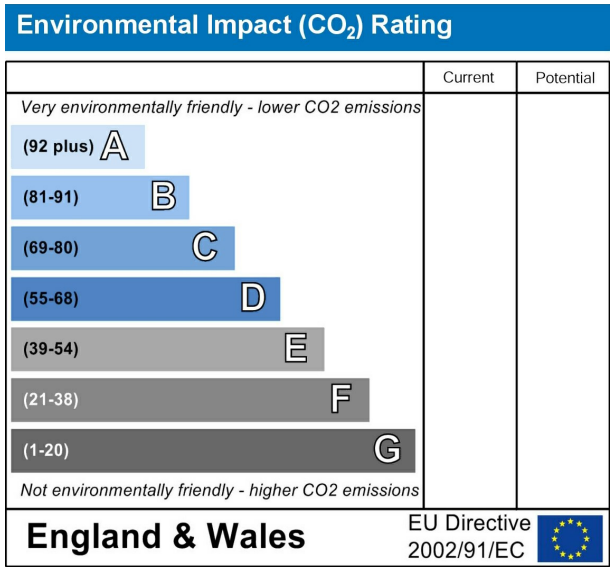



14:31



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