





Accommodation

A two bedroom mid terraced cottage, revealing deceptively spacious accommodation and a small courtyard garden to the rear. With the addition of a partially converted loft, the layout boasts great versatility and flexibility to further convert the loft space to offer a third bedroom, subject to necessary consents. The property is an ideal first-time buyer or investment property, whilst it is also offered to sale with no onward chain.

The property has been well loved by its current owner and now requires some updating in areas. This provides the purchaser(s) with an exciting opportunity to tailor the decor to their personal tastes.

The property occupies a handy location close to the city centre, with Ripon's array of amenities close by, plus the bus station, including access to the 36 bus route to Harrogate and Leeds. Located on a sought-after street, there are three supermarkets within walking distance, whilst the Ripon bypass is also only moments away.

On the ground floor there is a small entrance hall with stairs rising to the first floor, good size living room with wooden floors and cosy log burner, and the kitchen/diner, offering a range of fitted units, charming cast iron fireplace, generous understairs storage and access to the rear courtyard. To the first floor there is a landing with loft access, two good size bedrooms, and the house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over. Stairs from the main bedroom lead to the loft space, which has been part converted, now offering a generous space with eaves storage and a skylight. The property also benefits from gas central heating and double-glazed windows.

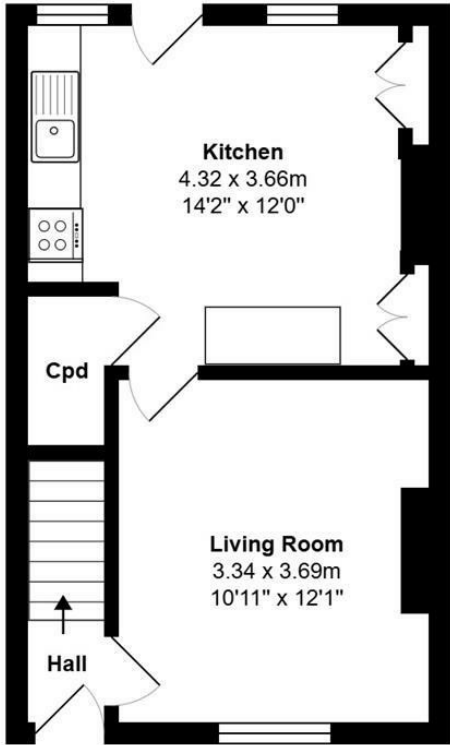
There is a low maintenance courtyard garden to the rear, fully enclosed and designed for ease of maintenance, with a handy brick-built store and pedestrian access is also available back onto the main street. Street parking is available, on a first come first served basis.

The property is sure to be of interest to a range of purchasers, and an early viewing is advised for this lovely property, on an ever popular street.

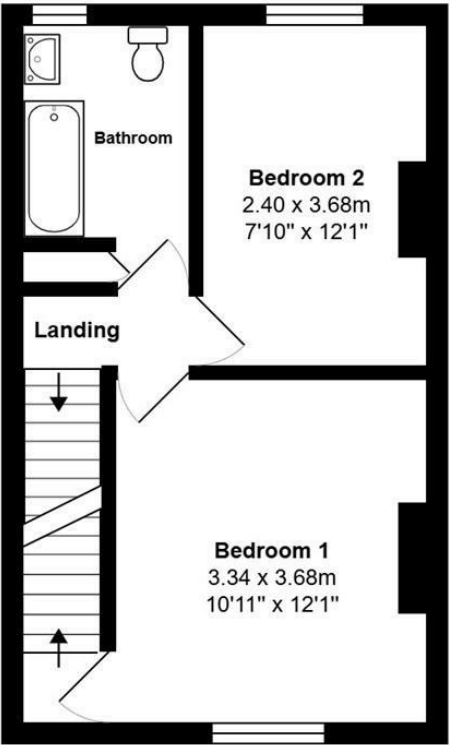




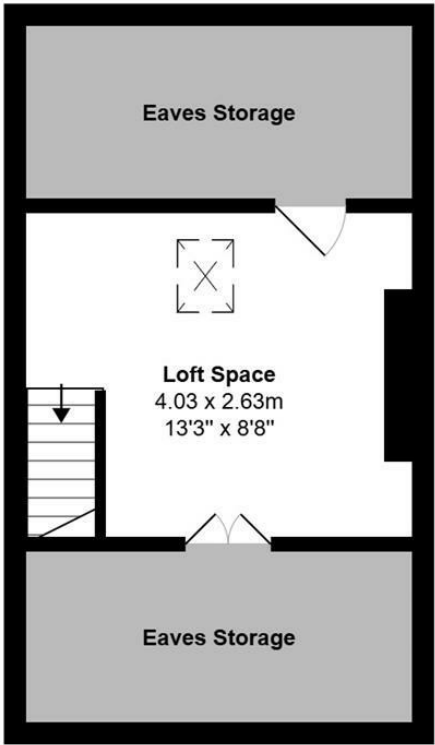
Floorplan



Ground Floor



First Floor



Second Floor





EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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