





Accommodation

A modern and neatly presented two double bedroom semi-detached house, offering a handy location, lovely enclosed garden and driveway parking. The house reveals a well kept interior, with gas central heating and double glazing, whilst the property offers scope to update in areas.

The house is located close to the city centre, affording ease of access to all of Ripon's shops, restaurants, schools and amenities. The property is also situated very close to the Ripon Leisure centre, which also houses Ripon's new swimming baths. The Ripon bypass is also available within seconds, making the property ideally placed for commuters as well.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor. The double aspect living room offers understairs storage and double doors leading to the kitchen/diner, which again offers a double aspect and access to the garden. The kitchen comes fitted with a range of units, whilst also housing the gas central heating boiler. To the first floor there is a landing with loft access hatch and airing cupboard. There is the fantastic size main bedroom, which offers over stairs storage, whilst the second bedroom is also a good size. The modern part tiled bathroom completes the first floor layout, offering a white suite, including a bath with glazed screen and shower over.

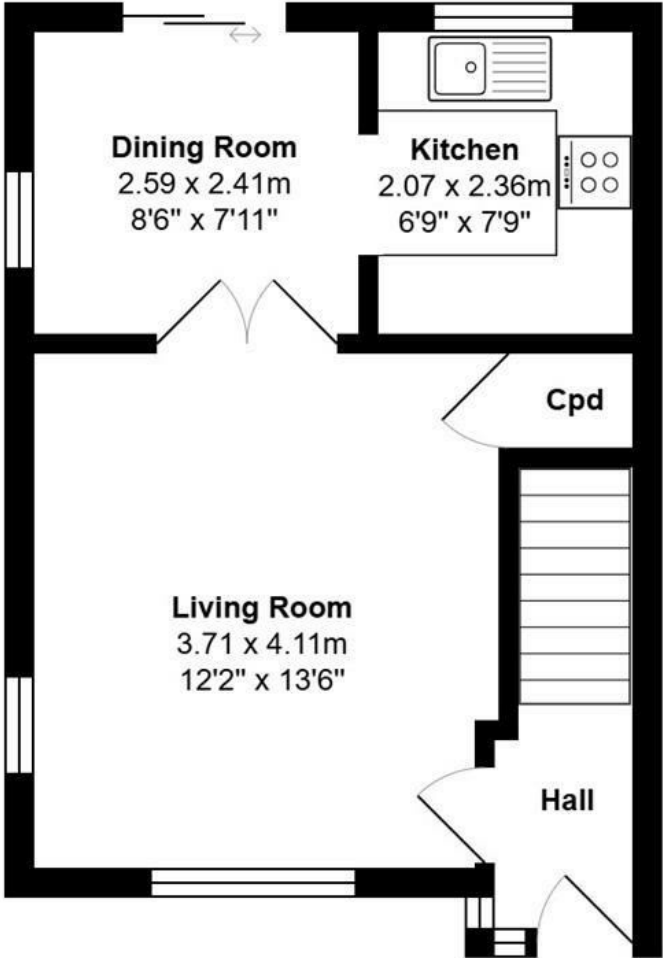
Externally there is a low maintenance garden to the front of the house, with steps leading up to the front door. A block paved driveway provides parking and also gated access to the rear garden. The rear garden is fully enclosed and once again designed with ease of maintenance in mind, being paved and gravelled, whilst the garden attracts a lot of sunshine.

The house is sure to appeal to a variety of purchasers, including first time buyers, downsizers and investors looking for a rental property, an early viewing is advised on this highly sought after home, which is offered for sale with no onward chain.

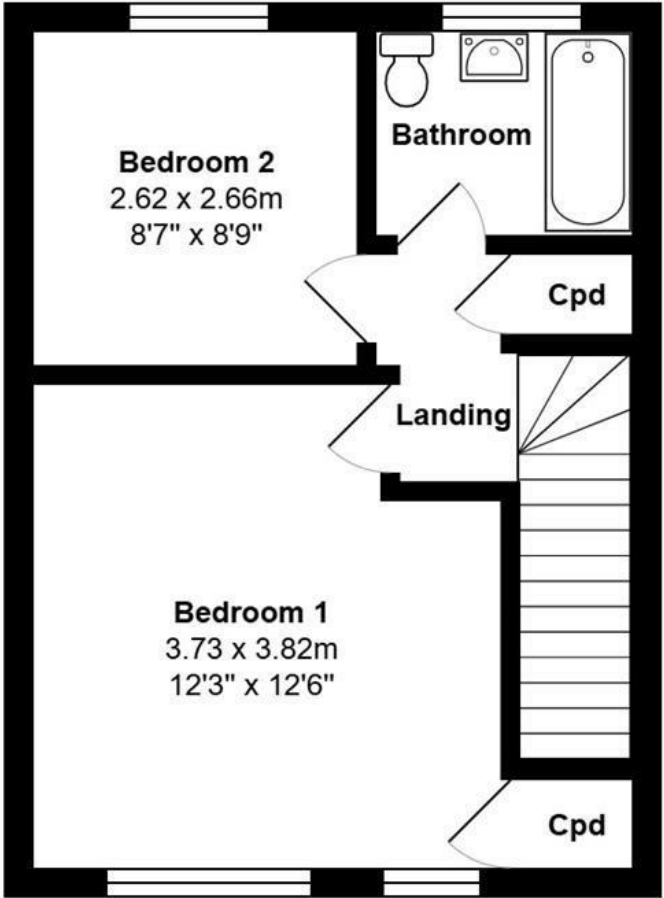




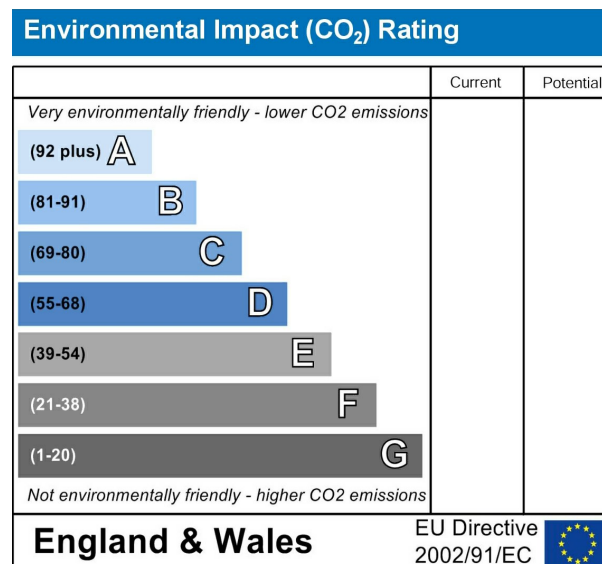
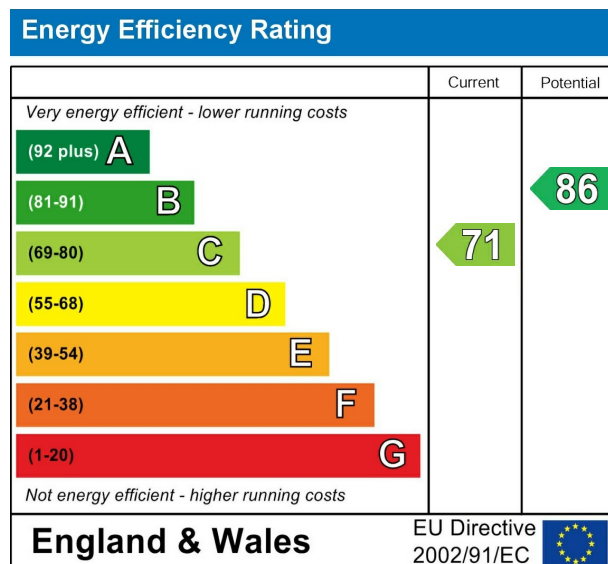
Floorplan



Ground Floor



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.

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