





Accommodation

A centrally located two bedroom cottage, nestled in a secluded courtyard setting. The property has been well loved by its previous owner, now offering the scope to update in areas, should the new buyer wish.

The property occupies a handy location in the heart of the city, with Ripon's array of amenities just seconds away, plus the bus station, including access to the 36 bus route. There are three supermarkets within walking distance, whilst the Ripon bypass is also only moments away.

On entering the property, through the private entrance door, there is a good size entrance hall with stairs rising to the first floor. There is a cosy lounge/diner, which is neutrally decorated and a compact kitchen, fitted with a range of units, oven and hob with space for a small fridge and washing machine. Rising to the first floor, there is a split level landing and a single bedroom with fitted storage and stained-glass window, reflecting coloured light across the room, giving a whimsical feel. There is a further good size double bedroom with loft access and the part-tiled house bathroom, fitted with a white suite, including a bath with shower and glazed screen over.

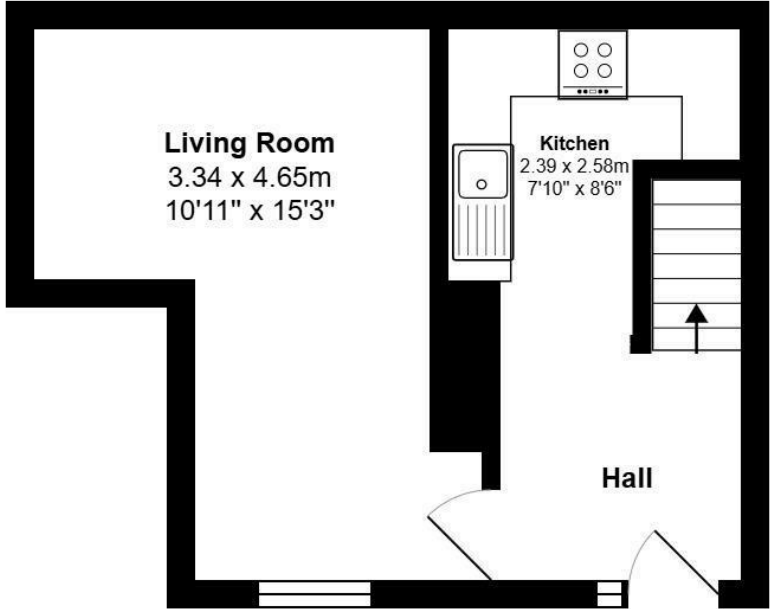
Externally, the property offers a communal outside courtyard, with space for potted plants and outdoor seating. This is accessed through a covered passageway from Westgate. There is permit parking available close by and lovely countryside walks just a short drive away.

An internal inspection is required to appreciate the potential of this lovely centrally located home.

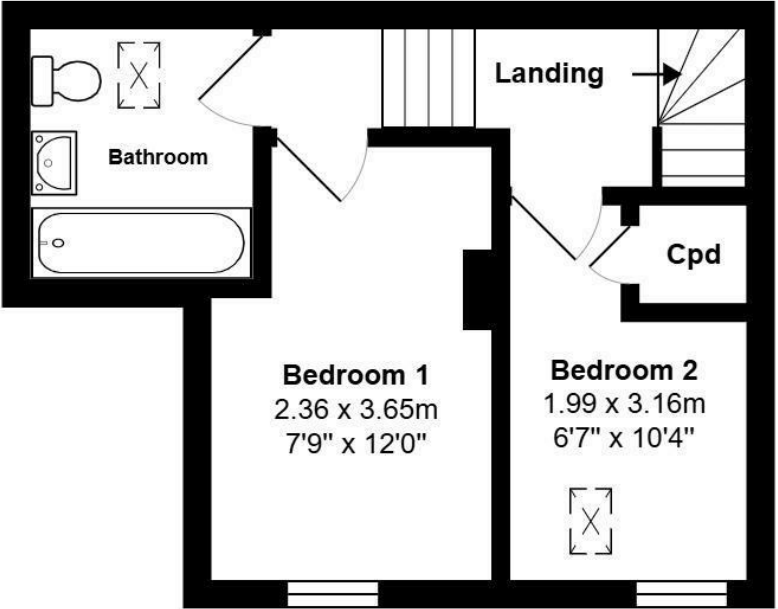




Floorplan



Ground Floor



First 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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