

**D**avis  
Lund

2 Bondgate Green  
Ripon  
North Yorkshire  
HG4 1QW  
£250,000









## Accommodation

### Ground Floor

#### Entrance Hall

Main entrance door, further door into:

#### Kitchen/Diner/Family Room

#### Dining/Family Area

Window to the front elevation, central heating radiator, double doors leading to the living room, open into:

#### Kitchen

Window to the rear elevation and door leading to the rear garden, fitted with a range of base units with rolled edge work surfaces incorporating a breakfast bar, oven, stainless steel sink with mixer tap, space for fridge, space and plumbing for dishwasher, central heating radiator, doors leading to the cellar and inner hallway.

#### Living Room

Fireplace with gas fire and back boiler, central heating radiator, window to the front elevation, door and step down to:

#### Dining Room

Window to the front elevation, central heating radiator, door into:

#### Hallway

Tiled floor, half glazed door to the rear garden, door into inner hallway, central heating radiator, door into:

#### Utility Room

Three windows to the rear elevation, stainless steel sink with storage unit below, space and plumbing for washing machine and dryer.

#### Shower Room

Window to the rear elevation, suite comprising a wash hand basin, toilet and walk in shower, central heating radiator, tiled floor.

#### Inner Hallway

Stairs rising to the first floor, access from the kitchen, skylight to the rear elevation.

### First Floor

#### Landing

Loft access hatch, door into:

#### Bedroom 1

Window to the front elevation, central heating radiator, extensive range of fitted wardrobes.

#### Bedroom 2

Display fireplace, central heating radiator, window to the front elevation.

#### Bedroom 3

Window to the front elevation, display fireplace and fitted wardrobes, central heating radiator.

#### Bedroom 4

Display fireplace, fitted storage to chimney recesses, central heating radiator, window to the rear elevation.

#### Shower Room

Wash hand basin, toilet and corner shower cubicle with glazed screen and shower.

### Outside

To the rear and side of the property there are delightful gardens, mainly laid to lawn and enjoying Cathedral views. There are several outbuilding, plus two garages and a further store room. Double gates give access back onto the front lane and vehicle access is believed to still exist, giving access to the parking areas and garages.



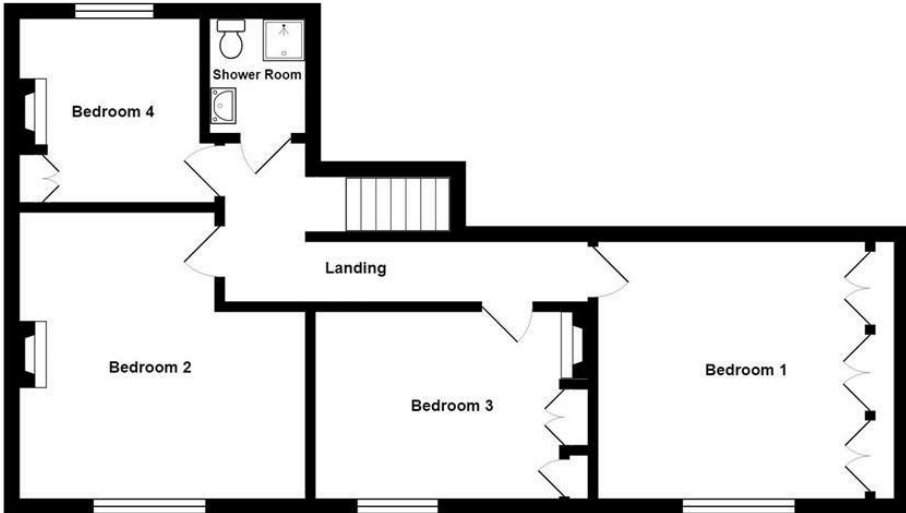
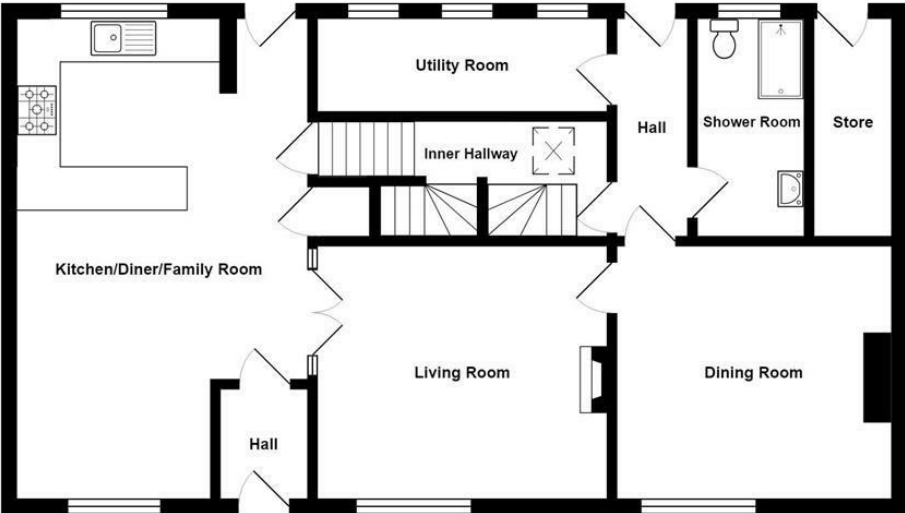








Floorplan











EPC

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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