

**D**avis  
**L**und

North Street  
Ripon  
North Yorkshire  
HG4 1EN

Guide Price £340,000





## **Accommodation**

A spacious and beautifully presented three story period town house, revealing a flexible four bedroom layout and a lovely split level rear garden.

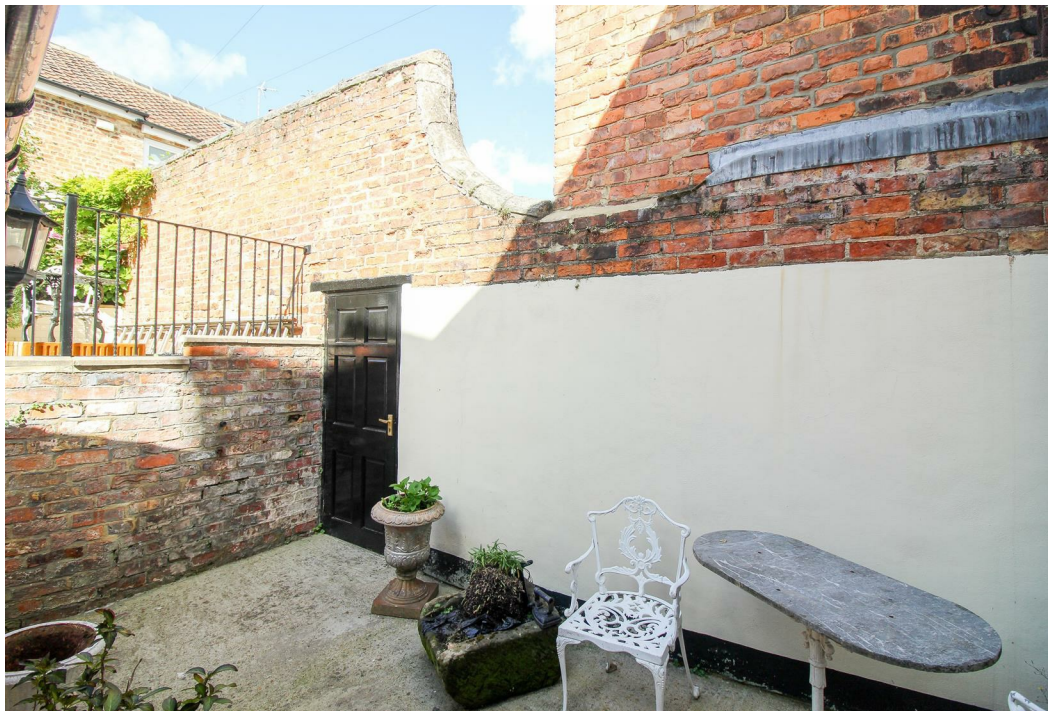
The Grade II listed property could not be more conveniently placed, just seconds from the centre of Ripon, meaning an array of amenities are available on the doorstep. The property reveals a light and airy interior, being neutrally decorated and flooded with light, through the large bay windows. A number of character features have been retained and the charming property feels homely and welcoming throughout.

On the ground floor there is an entrance hall with stairs rising to the first floor and a door and steps leading down to the useful cellar. There is a cosy living room with a fireplace and large bay window, kitchen/diner which is fitted with an extensive range of modern units and some integrated appliances. A fully tiled downstairs bathroom offers a white suite, including a bath with shower and glazed screen over, whilst there is also a utility room with access to the rear garden. To the first floor there is a landing with stairs rising to the top floor, three bedrooms and a stylish shower room, fitted with a white suite. On the top floor there is a further good size bedroom, with a skylight and eaves storage.

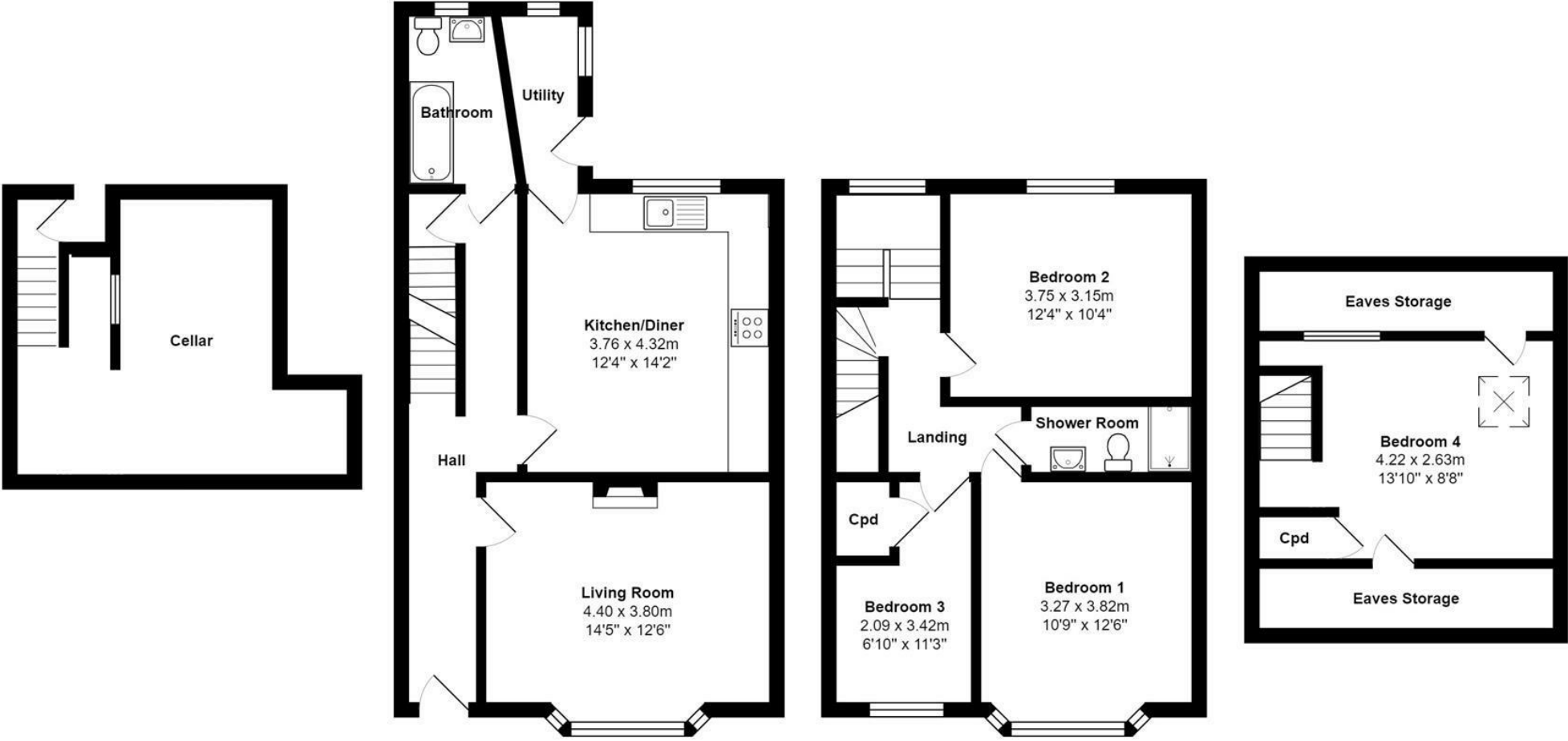
Externally there is a pretty cottage garden to the front of the house, with a gate and steps leading up to the front door. There are low maintenance enclosed gardens on three levels to the rear of the house, offering a number of seating options and making the most of the sun throughout the day, whilst offering a tranquil setting to relax and entertain.

Offered for sale with no onward chain, this very deceptive character property needs an internal inspection to be appreciated and it is unusual to find this level of space and quality, so conveniently placed for the city centre.





Floorplan

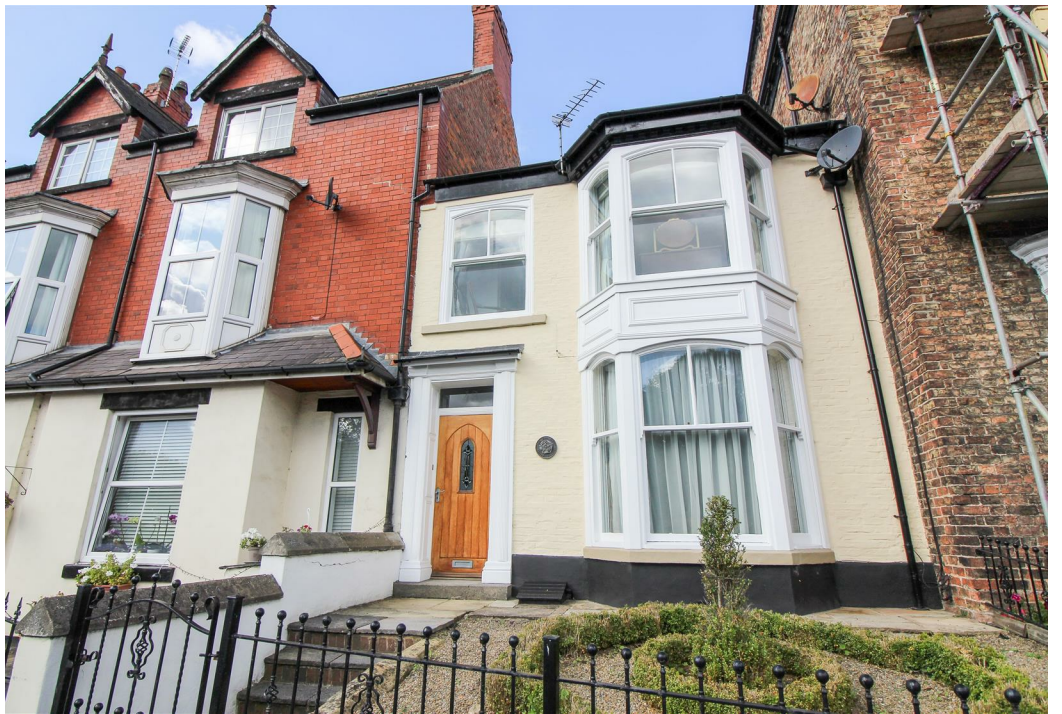


Cellar

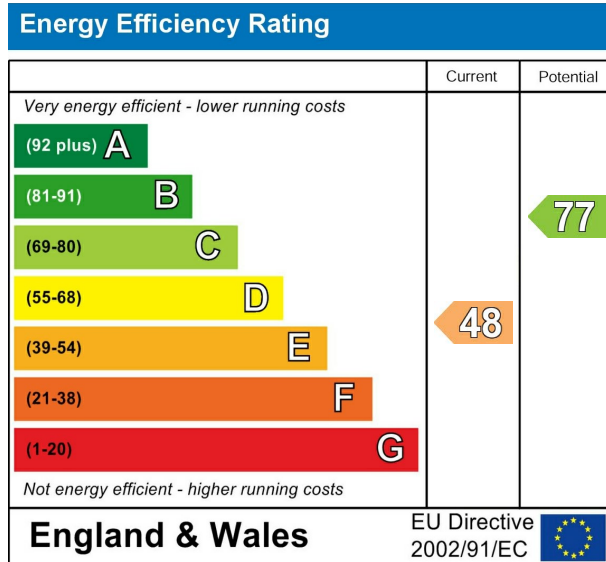
Ground Floor

First Floor

Second Floor



EPC



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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