

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

St. Wilfrids Crescent  
Ripon  
North Yorkshire  
HG4 2JR  
£105,000







## **Accommodation**

A fantastic two bedroom end terraced house, recently built and revealing a modern and spacious interior. The property is located on a highly regarded and sought after development, situated on the edge of open countryside.

Offered on a 50% share basis (£250.00 rent currently paid monthly on the subsequent 50%), the property is ideal for first time buyers wanting to get on the property ladder. The house reveals a meticulously maintained interior and lovely enclosed rear garden.

On the ground floor there is an entrance hall with stairs rising to the first floor, cloakroom/WC, living room and an open plan kitchen/diner, which is fitted with a range of stylish units and offers double doors to the rear garden. To the first floor there is a landing with storage cupboard and loft access, main bedroom with fitted storage, a further double bedroom and the house bathroom, part tiled and fitted with a white three piece suite, including a bath with glazed screen and shower over.

Externally there is off street parking for two cars to the front of the house, with an electric car charge point. There is a low maintenance front garden, whilst a pathway and gated access is also available to the rear. The rear garden is a good size and fully enclosed, being mainly laid to lawn and enjoying plenty of sunshine, whilst there is a patio and handy timber storage shed in place.

The modern home is located on a sought after development, backing onto woodland and with riverside walks on the doorstep, whilst it is also ideally placed for schools and an array of amenities.

The property boasts the modern features you would expect from a recently built home, including gas central heating and double glazing, both of which help to give a high energy efficiency rating. The house also benefits from the balance of the NHBC warranty. An early viewing is advised on this lovely home, which can be offered for sale with most of the furniture in place, if required and by separate negotiation.



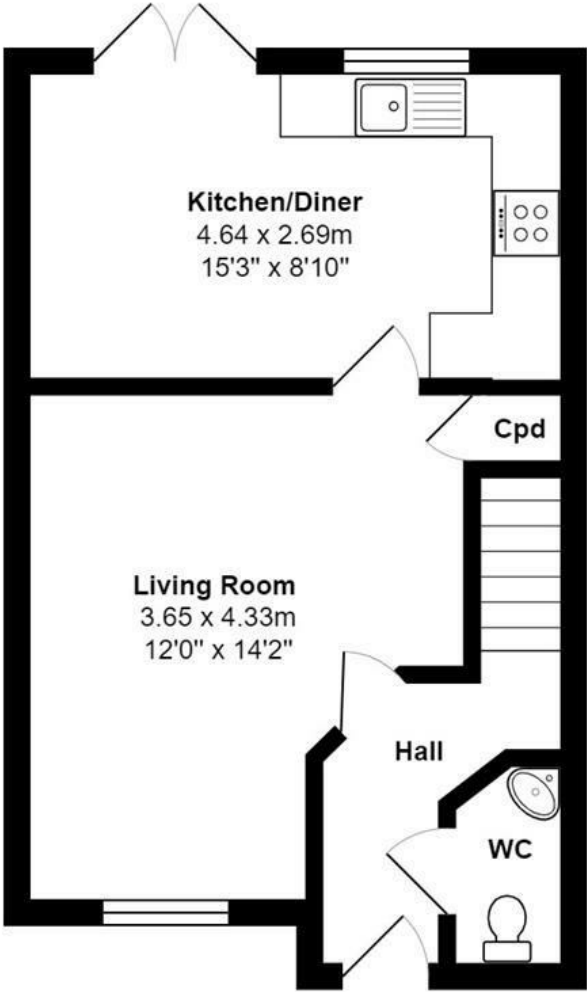




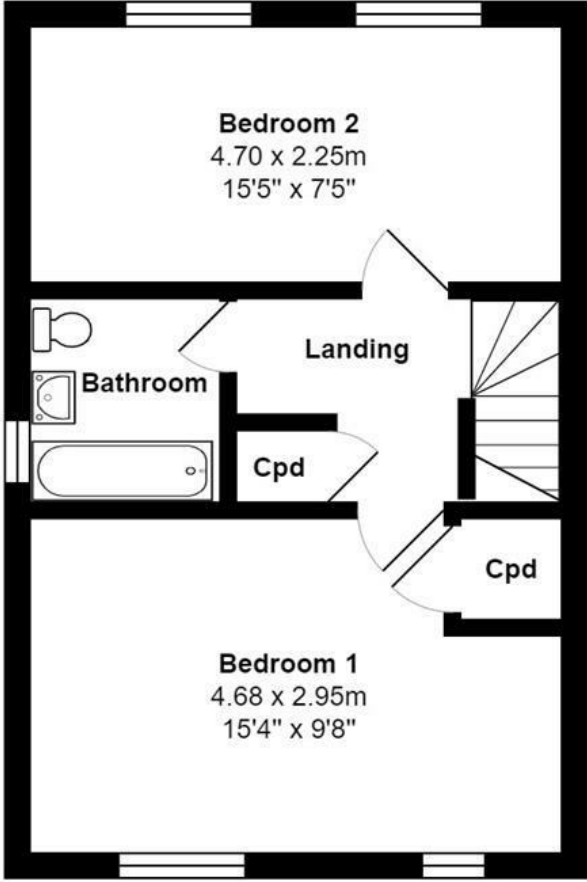




Floorplan



Ground Floor



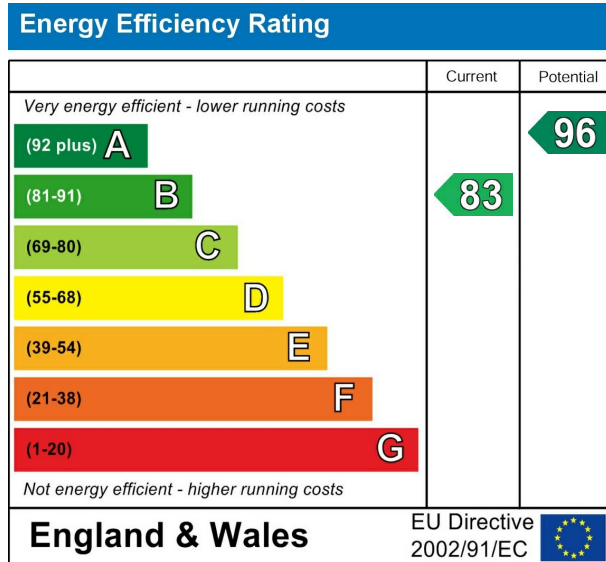
First Floor







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)

**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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