

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

Palace Road  
Ripon  
North Yorkshire  
HG4 1ET  
Offers Over £350,000





## **Accommodation**

A spacious and beautifully presented mid terrace townhouse, situated on a small development of just four houses and enjoying a handy central location. The property has been much improved by the current owner and it now offers an immaculately presented and homely interior, whilst also offering versatile family living.

The house reveals accommodation arranged over four floors, being both particularly spacious and flexible in equal measure, with approximately 1800 square foot of floor space in total, including the integral garage. The lower ground floor rooms and garage could easily be converted to create an annexe with separate rear access, ideal for incorporating a relative or for rental, subject to necessary consents.

This lovely property could not be more conveniently placed, just seconds from the centre of Ripon, meaning an array of amenities are available on the doorstep, whilst is also perfectly placed for Ripon's highly regarded secondary schools, including the Ripon Grammar School.

To the ground floor there is an entrance hall with cloakroom/WC, living room with large bay window and double doors leading to the open plan kitchen/diner, fitted with a range of modern units and integrated appliances. Stairs lead down to the lower ground floor, where there is a utility room, study/snug with bi-fold doors and the large garage, which runs the full depth of the house. To the first floor there is a landing with storage cupboard, two double bedrooms and the house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over. On the top floor there is a landing and two further good size double bedrooms, one with ensuite facilities and the other with a large storage cupboard.

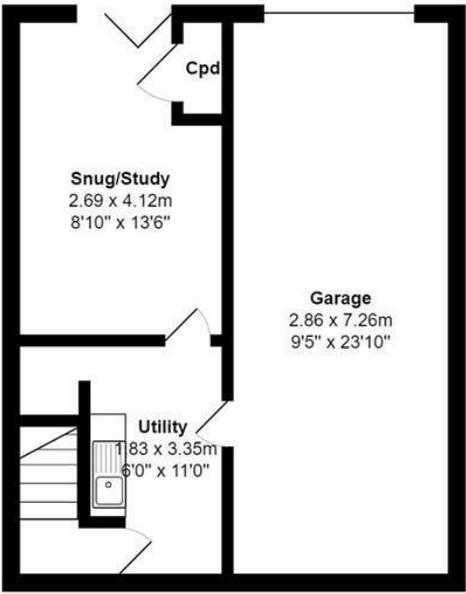
Externally there is a small low maintenance garden to the front of the house, with pathway to the front door. Vehicle and pedestrian access is available through the archway, to the lower ground floor. A block paved area provides parking, whilst it would also suit an outside seating area, should the new owner(s) wish.

An internal appraisal is essential to appreciate the space and flexibility on offer.

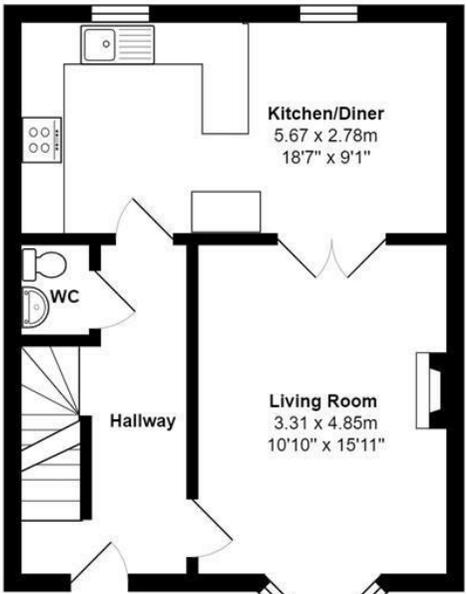




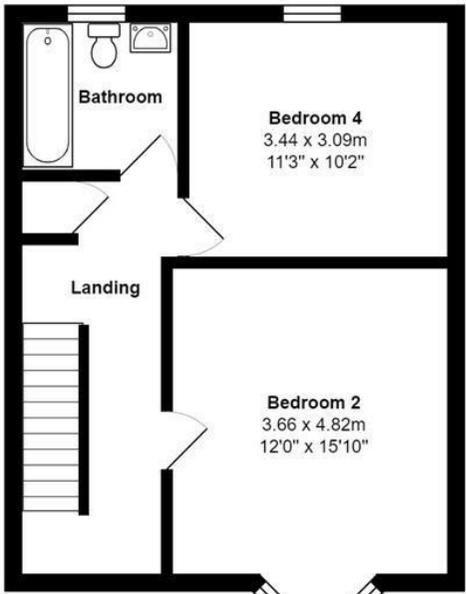
Floorplan



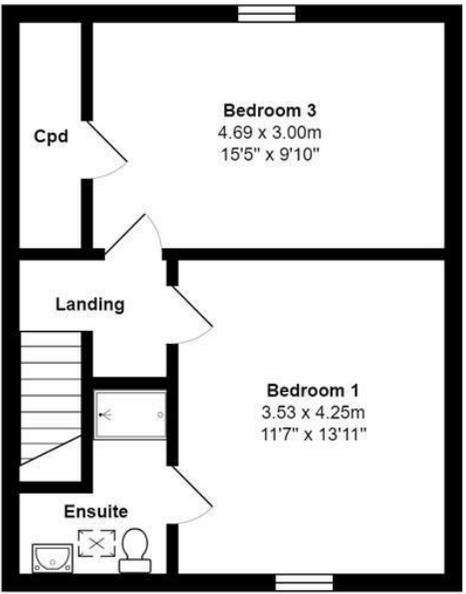
Lower Ground Floor



Ground Floor



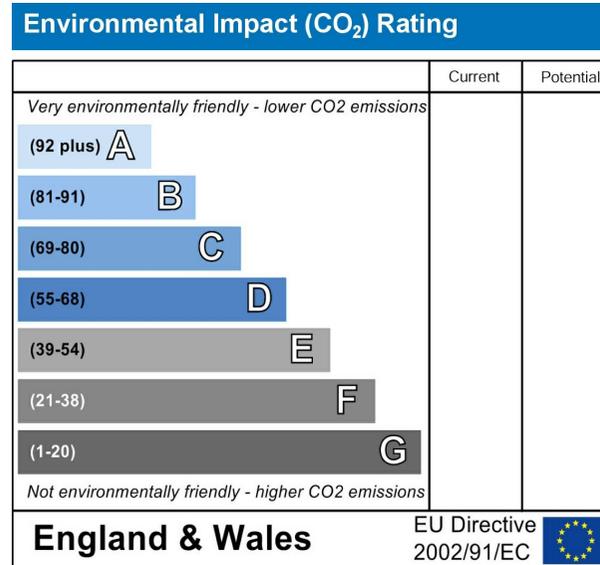
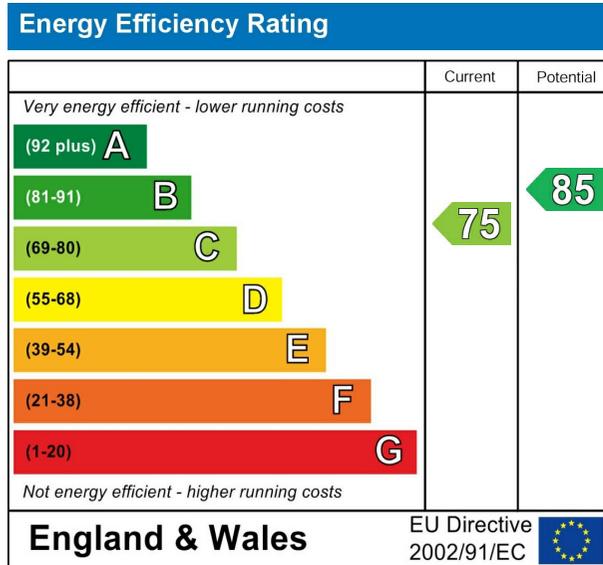
First Floor



Second Floor



EPC



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