

Davis
Lund

Water Skellgate

Ripon

North Yorkshire

HG4 1BQ

Guide Price £185,000





Accommodation

A quaint and quirky Grade II listed period cottage, revealing a delightful interior, being deceptively spacious and packed full of lovely character features. The property has been much improved by the current owners, whilst care has been taken to retain the properties charm, when upgrades have been carried out.

Situated just seconds from the city centre, the cottage is ideally placed for access to an array of shops and amenities, whilst transport links are also readily available, including the A1 and regular 36 bus services to Harrogate and Leeds.

On the ground floor the main entrance door leads to a good size open plan living/dining room, with an attractive fireplace and wood burning stove. Stairs rise to the first floor, whilst access is available to the good size cellar, which offers great storage space and is ripe for conversion, subject to necessary consents. The accommodation flows open plan into the kitchen, which is situated to the rear of the property and comes equipped with a range of fitted units, whilst also housing the gas central heating boiler. To the first floor there is a good size landing with ladder leading to the loft space and built in storage, there are two generous bedrooms (one with fitted wardrobes) and the grand house bathroom, stylishly fitted with a traditional white suite, including a rolled top freestanding bath and separate walk in shower cubicle. On the top floor there is a loft space, flooded with light through a large skylight, currently utilised as a cinema room/office and enjoying cathedral views.

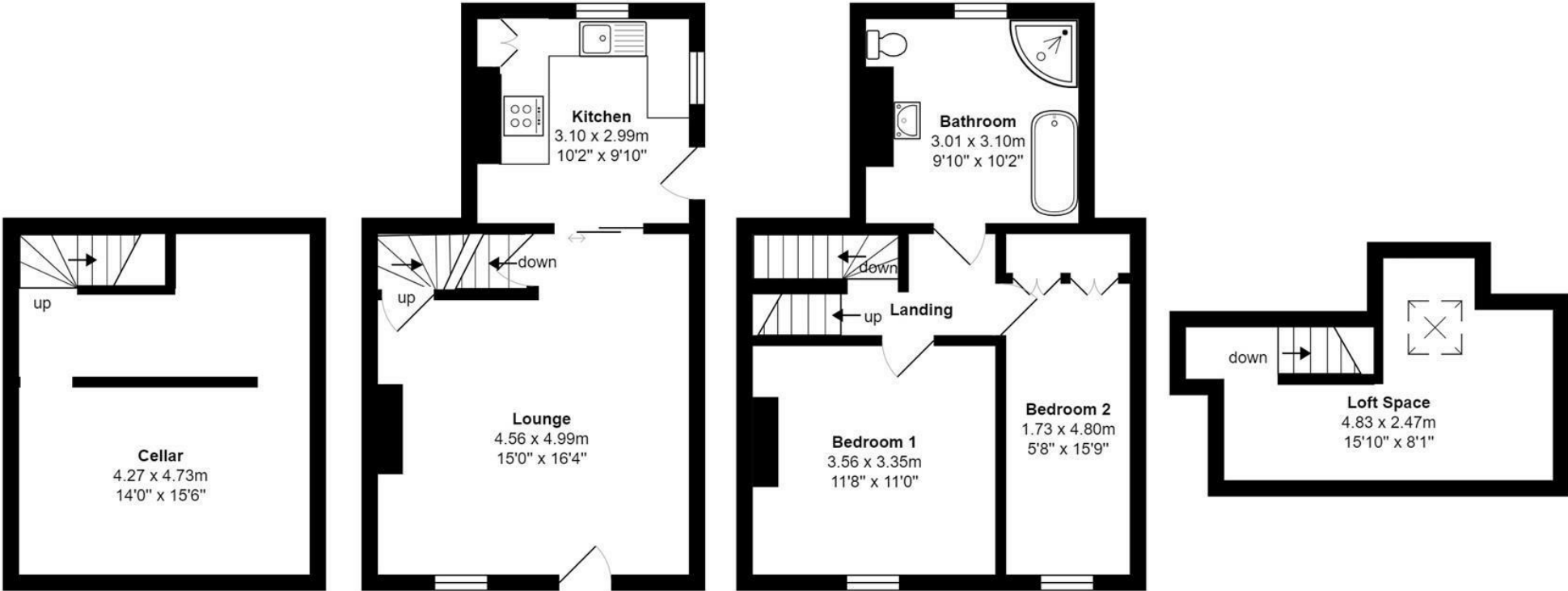
Stepping outside, there is secure gated access from the road, leading through a passageway, to the rear courtyard. The courtyard is paved for ease of maintenance, whilst it proves a suntrap. The covered walkway has been utilised for handy log and bin storage, whilst is also gives access to the rear entrance door.

Offered for sale with no onward chain, character properties of this quality are rare to market and an early viewing is advised on this no doubt sought after home.





Floorplan



Cellar

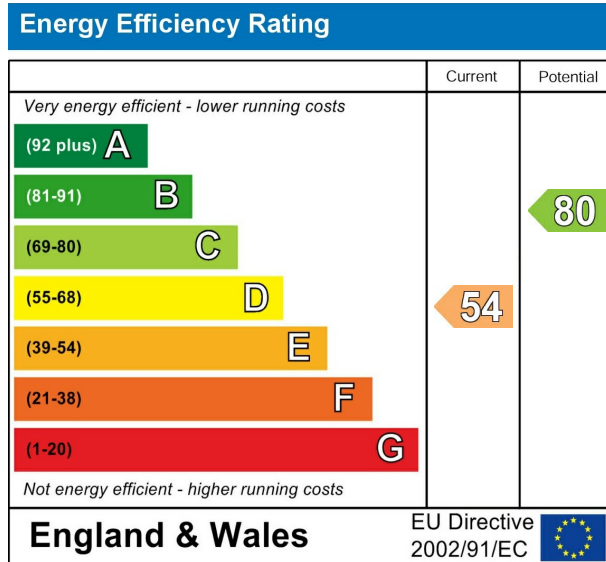
Ground Floor

First Floor

Second Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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