

Davis
Lund

Bondgate Green
Ripon
North Yorkshire
HG4 1QW
Guide Price £230,000





Accommodation

A deceptive and very well presented mid terraced cottage, revealing particularly spacious and immaculate accommodation arranged over three floors, whilst also offering a cellar and lovely enclosed garden.

The two good size reception rooms add flexibility to the downstairs layout, whilst the property has undergone a two story rear extension, giving even more space. The cellar also offers scope for conversion, subject to necessary consents.

On the ground floor the main entrance leads into an entrance porch and living room beyond, with a display fireplace and large window flooding the room with light. The dining/family room offers stairs rising to the first floor and a fireplace with wood burning stove. The space flows open plan into the modern kitchen, fitted with a range of units and integrated appliances, whilst doors lead to the cellar and the rear garden. To the first floor there is a landing with further staircase leading to the top floor, good size main bedroom with a fitted cupboard and a second bedroom. Steps lead down to the extended landing, with a storage cupboard and access to the stylish house bathroom, fitted with a modern white suite including a bath with glazed screen and shower over. On the top floor (restricted head height on the staircase) there is a further generous size double bedroom, with eaves storage.

Externally there is a delightful enclosed garden to the rear of the house, being a great size and well established. Mainly laid to lawn, the garden also offers an extensive patio, timber shed and even a covered pergola. Gated pedestrian access is also available back to the main street.

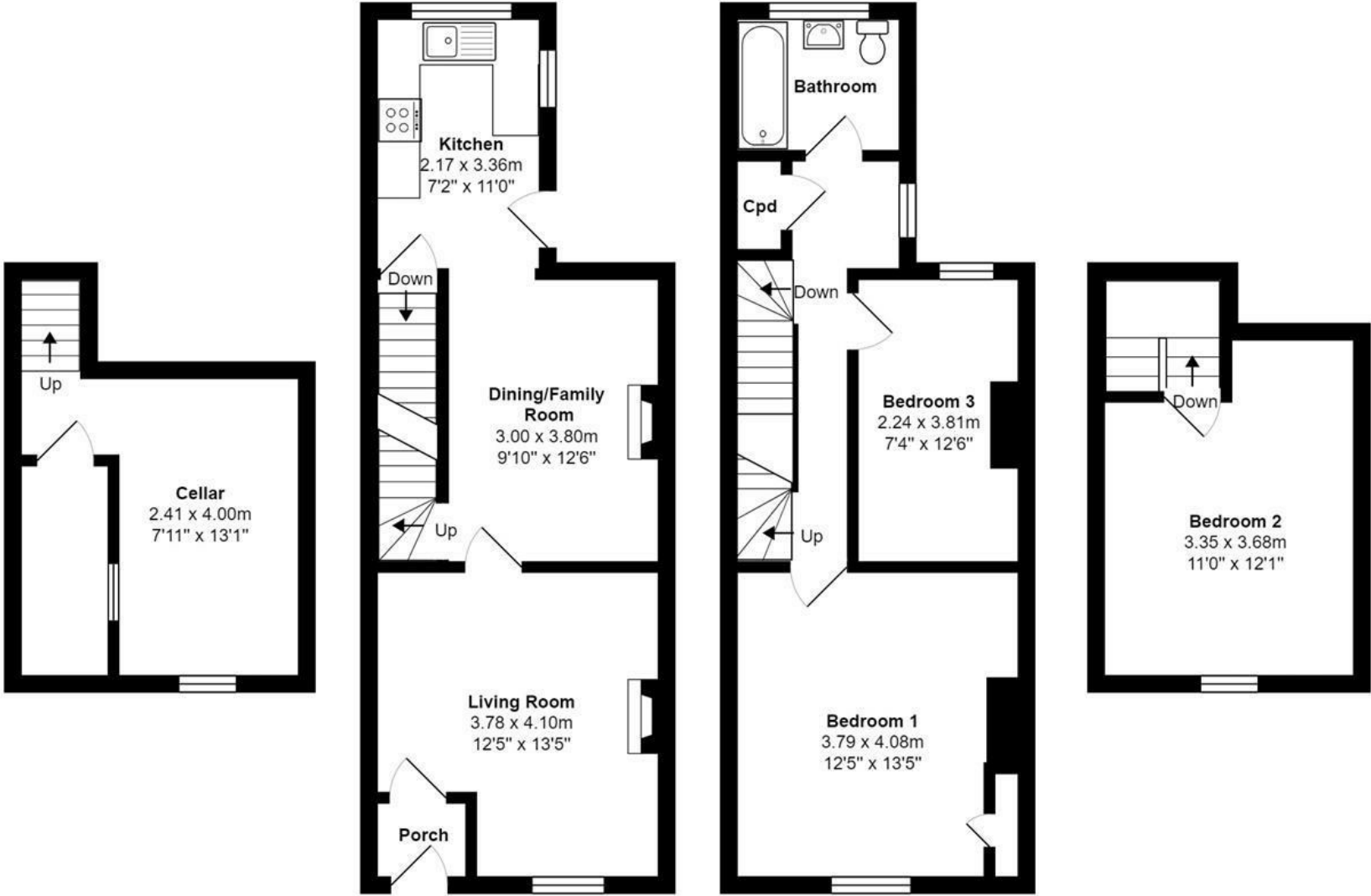
Situated just seconds from the city centre, the cottage is ideally placed for access to an array of shops and amenities, whilst transport links are also readily available, including the A1 and regular 36 bus services to Harrogate and Leeds.

An early viewing is advised on this lovely cottage, which is sure to appeal to a variety of potential purchasers.





Floorplan



Cellar


Ground Floor


First Floor

Second Floor



EPC

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

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

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

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