





## **Accommodation**

ATTENTION BUY TO LET INVESTORS - A well presented two bedroom apartment, situated in the centre of Ripon, being just a few seconds walk to the city centre and ideally located for all of Ripon's shops and amenities.

Tucked away from the main road, the apartment enjoys a courtyard setting, whilst being neutrally decorated throughout.

On the ground floor, there is a communal entrance door with an entry phone, leading to a communal hallway. On the first floor, a door leads to the private entrance hall, which leads to the bathroom, fitted with a white suite including a bath with shower over, plus access to two double bedrooms. Stairs from the hallway lead down to the lower floor, which houses the living room, dining room and large kitchen, which offers a range of modern units and some integrated appliances.

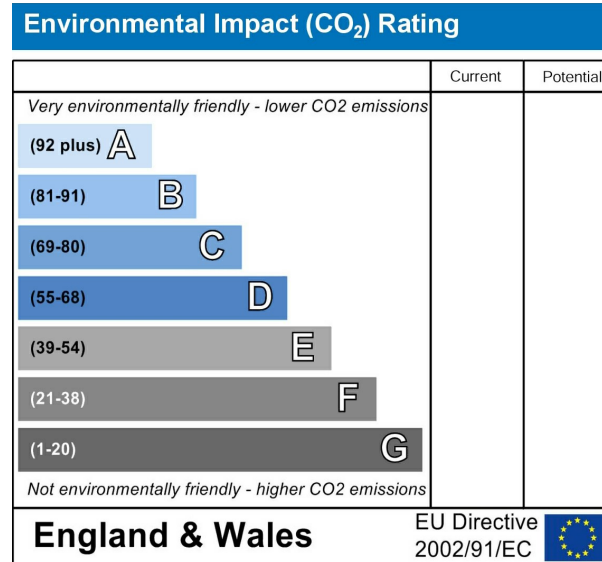
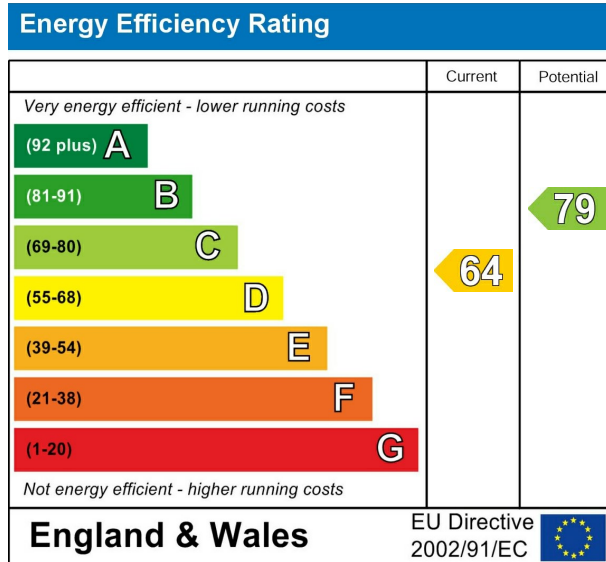
The apartment offers ease of access to a range of amenities, whilst the bus station is also just a short walk away, giving regular transport links to Harrogate and Leeds.

Sold with no onward chain and with a tenant currently in place, the property makes an ideal buy to let, returning a strong yield and with instant income potential.

Lease details and charges TBC. No parking is offered with the apartment.



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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