





## **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.

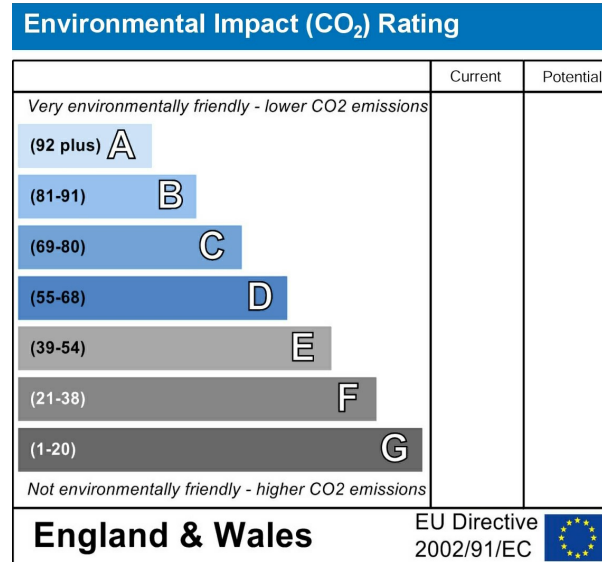
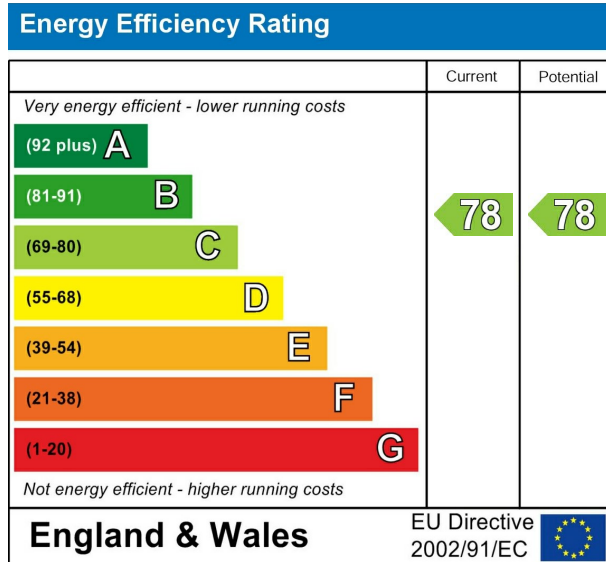
On the ground floor, there is a communal entrance door with an entry phone, leading to a communal hallway. On the first floor, a door leads to the private entrance hall, with access to the large living room and dining area, plus the kitchen, which is fitted with a range of units. Stairs lead to the second floor where there is a landing space for use as storage or a potential study area, two double bedrooms and the bathroom, which is fitted with a white suite.

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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