

Davis
Lund

Maple Walk
Ripon
North Yorkshire
HG4 2ND

Guide Price £135,000





Accommodation

Located on the popular south of the city, this ground floor apartment reveals a spacious and well presented interior, which is neutrally decorated throughout, offering a modern kitchen and bathroom, plus gas central heating and double glazing.

Unusually for an apartment, the property also boasts a good size private garden, making it very child/dog friendly, whilst also offering a great entertaining space.

The apartment occupies a handy location, with ease of access to shops, schools and amenities. The property is also ideal for walkers, with lovely riverside walks close by.

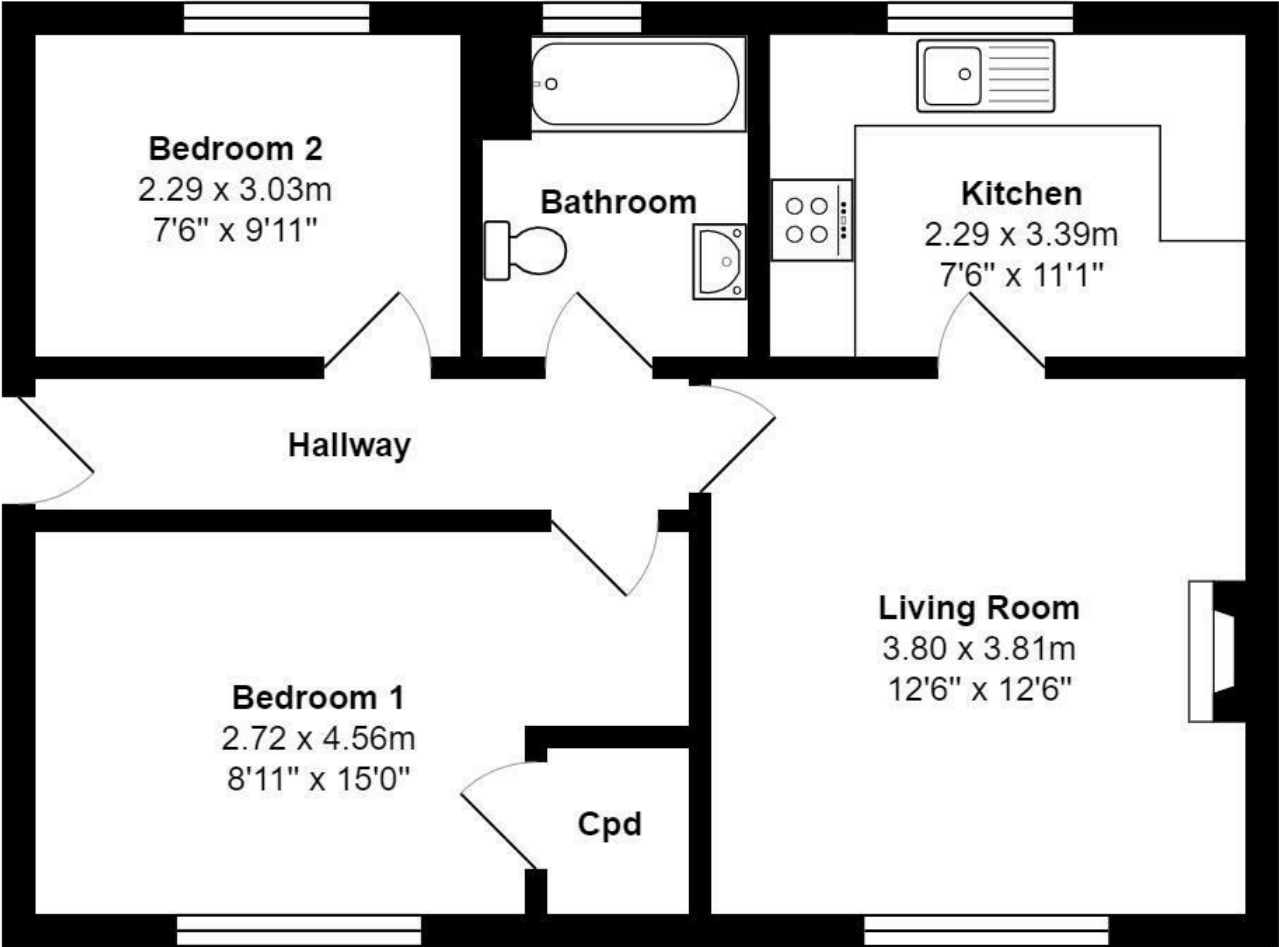
Communal walkway access is available to the main entrance door, where there is also two covered storage cupboards. The apartment itself offers a private entrance door and hallway, good size living room, kitchen with a range of fitted units and also housing the gas central heating boiler, main bedroom with fitted storage cupboard, second bedroom and the fully tiled bathroom, fitted with a modern white suite, including a bath with glazed screen and shower over.

Externally there is a communal clothes drying area, plus gated access to a private lawned garden, also offering a timber storage shed. The garden is currently open with the neighbouring garden, but this could be fenced off, should the new owner wish. On street parking is available close by.

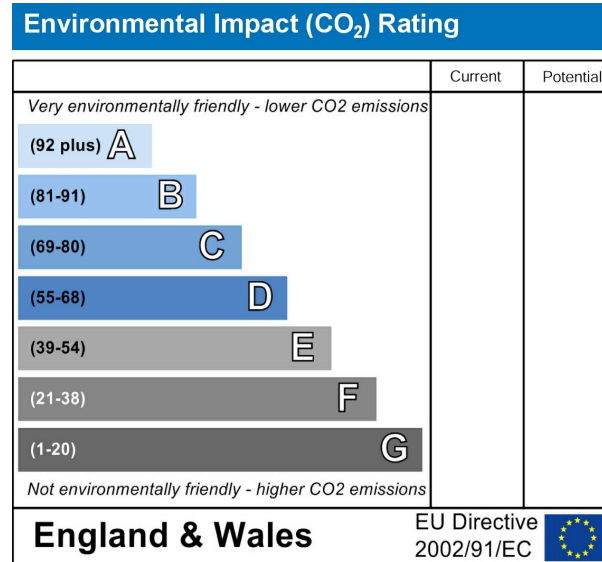
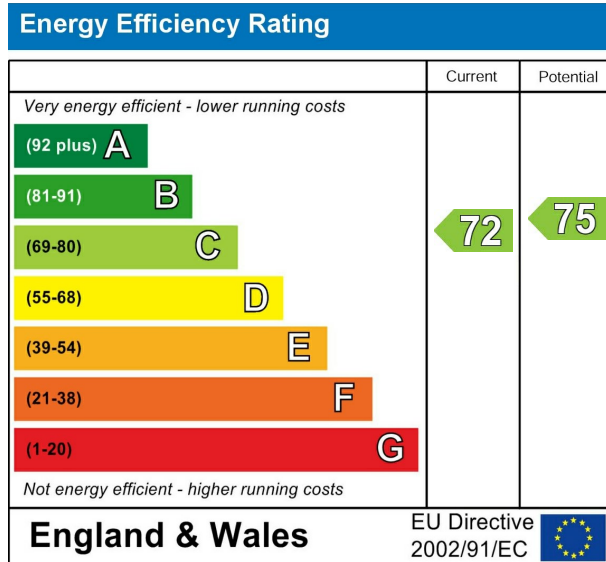
The apartment is sure to be of interest to first time buyers and purchases looking for ground floor living, especially as a much more cost affective alternative to a bungalow.



Floorplan



EPC



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

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

