

**D**avis  
**L**und

Palace Road  
Ripon  
North Yorkshire  
HG4 1ET  
Guide Price £160,000







## **Accommodation**

A particularly spacious first floor apartment, being part of an attractive period property and ideally placed, on one of Ripon's most sought after and desirable streets.

The apartment offers some lovely period features and the accommodation feels light and airy throughout, with generous size rooms and high ceilings. The flexible layout offers two bedrooms and a separate multi-functional space, ideal as a study, dressing area or storage.

This lovely property could not be more conveniently placed, just a short walk from the centre of Ripon, meaning an array of amenities are available on the doorstep, whilst is also perfectly placed for Ripon's highly regarded secondary schools, including the Ripon Grammar School.

On the ground floor the main entrance door leads to a communal entrance hall, which services just a handful of properties. Access is available into a very good size private entrance hall, with a handy storage cupboard. The living room enjoys open views, whilst also offering a storage cupboard and an attractive fireplace with gas fire. There is a modern fitted kitchen, which also houses the gas central heating boiler. There are two good size bedrooms (the main bedroom being particularly spacious), a further room which is ideal as a study or dressing area, plus the bathroom, fitted with a modern white suite and including a bath with glazed screen and shower over.

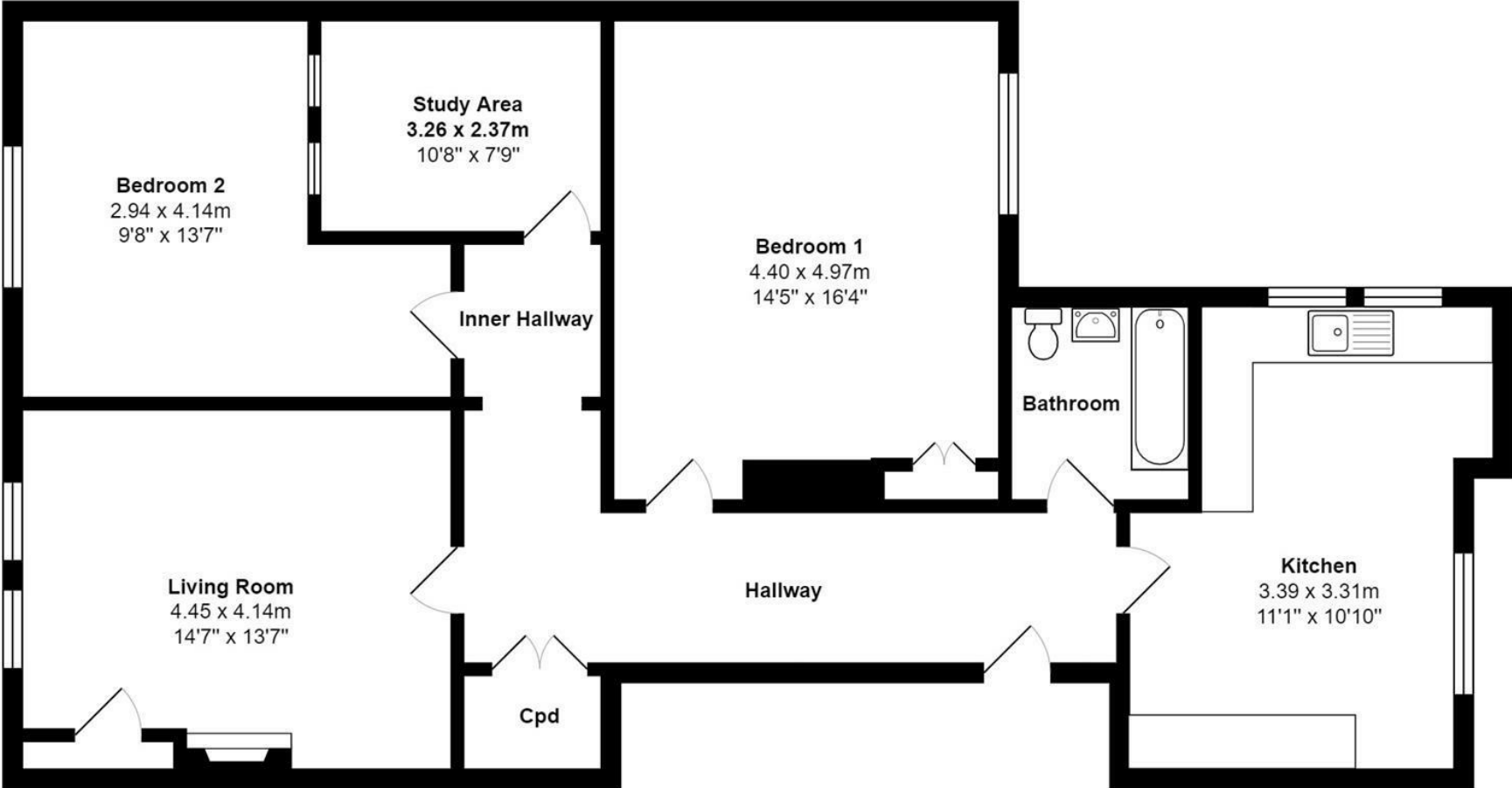
Externally there is a communal front garden, whilst on street parking is available close by, on a first come first served basis.

Offered for sale with no onward chain, the apartment is sure to be of interest to a range of potential purchasers and with a tenant in place, it could be ideal for a buy to let purchaser, whilst the property can also be offered with vacant possession.

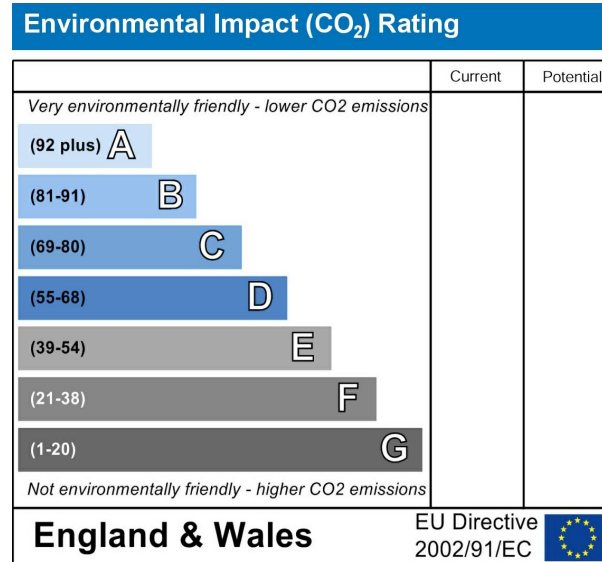
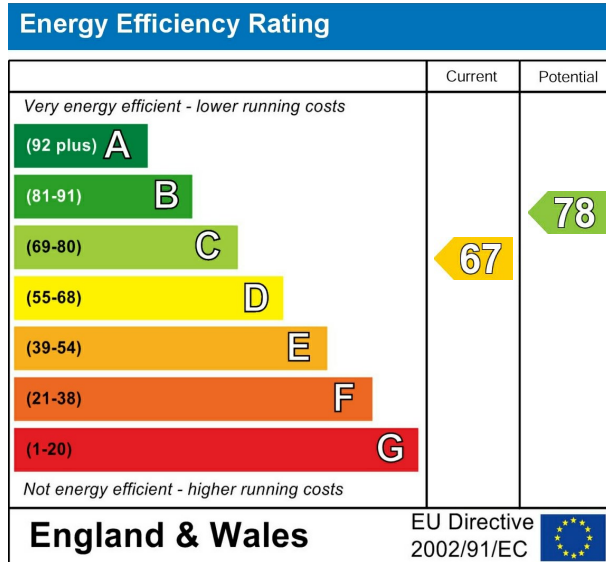




Floorplan



EPC



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