

Davis
Lund

25 The Old College Steven
Way
Ripon
North Yorkshire
£895 PCM





Accommodation

COMMUNAL ENTRANCE HALL

The apartment is accessed through a grand and spacious entrance hall, with security intercom access. Stairs rise from the central hallway to the second floor, where an entrance door gives access to:

PRIVATE ENTRANCE HALL

A light and airy private entrance hall with four windows offering views to the rear elevation, a cupboard houses the hot water system, whilst a further cupboard offers handy storage. Door into:

OPEN PLAN LIVING/DINING ROOM

A truly stunning and generously proportioned reception room. The room is made to feel even more spacious with it having a double aspect and windows to the front and rear, the front windows offering delightful views over the landscaped grounds. Open into:

KITCHEN

A modern kitchen offering adequate storage and once again, a double aspect with windows to front and rear. The kitchen comes fully equipped with washer/dryer, fridge, freezer, dishwasher, electric oven and hob. Accessed through the front window there is a small decked area, where the current owner keeps plants, this area once again offers stunning views.

BEDROOM 1

Two windows to the front elevation, electric heater, door into:

EN-SUITE SHOWER ROOM

A clean and modern en-suite, with wash hand basin, toilet and double shower unit with glazed shower door and Aquilisa shower, electric heated towel rail.

BEDROOM 2

Electric heater, window to the front elevation.

BATHROOM

Part tiled and fitted with a modern white suite, comprising wash hand basin, toilet and bath, electric heated towel rail.

OUTSIDE

The property occupies an idyllic setting, set in mature and meticulously maintained grounds. A patio area offers somewhere to sit, whilst the lawned gardens and park offer plenty of space for visitors. The apartment benefits from an allocated parking space, whilst guest parking is also available. Residents also have access to a storage room.

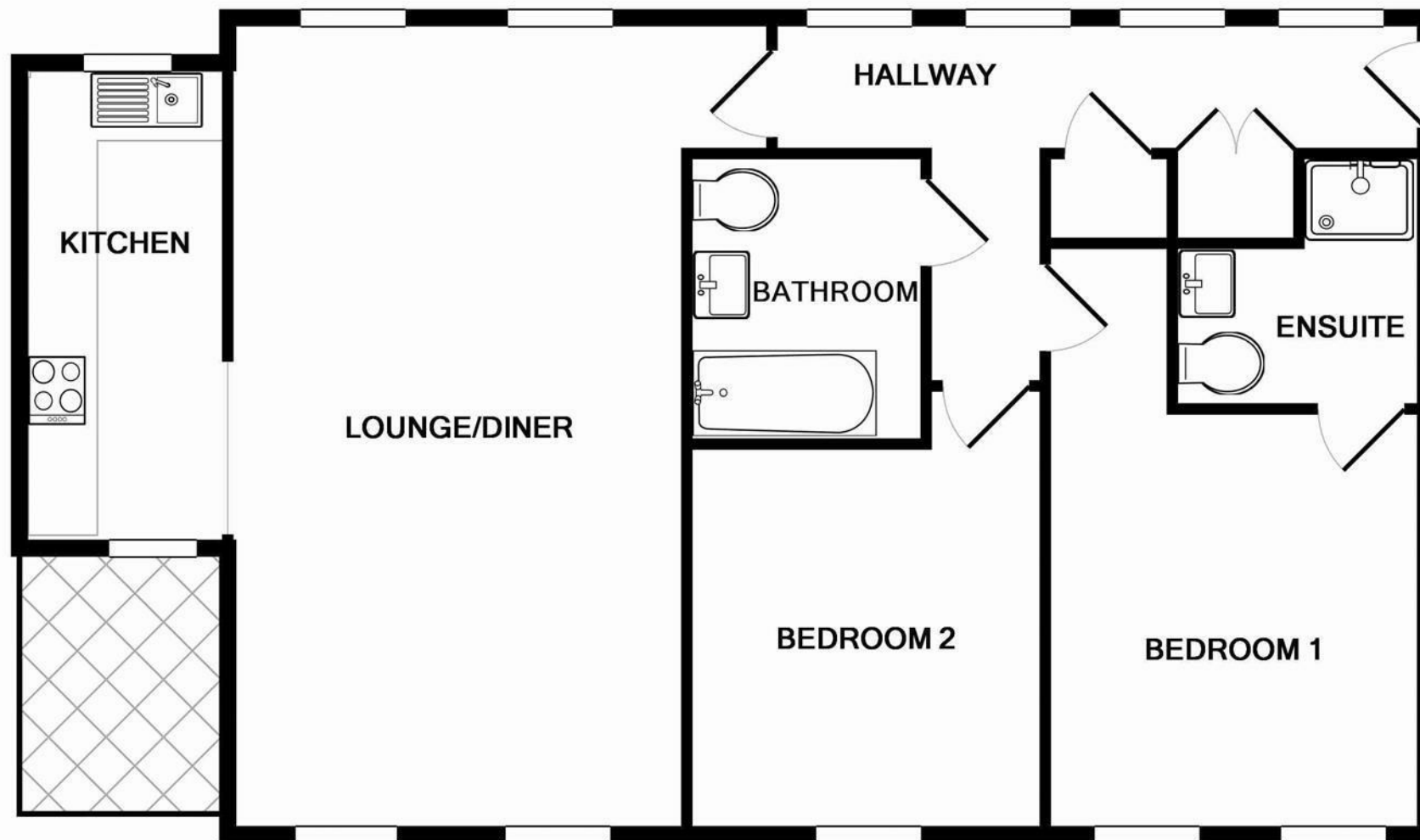
NOTE

Please note that although this property is leasehold, pets are allowed at the discretion of the management company.



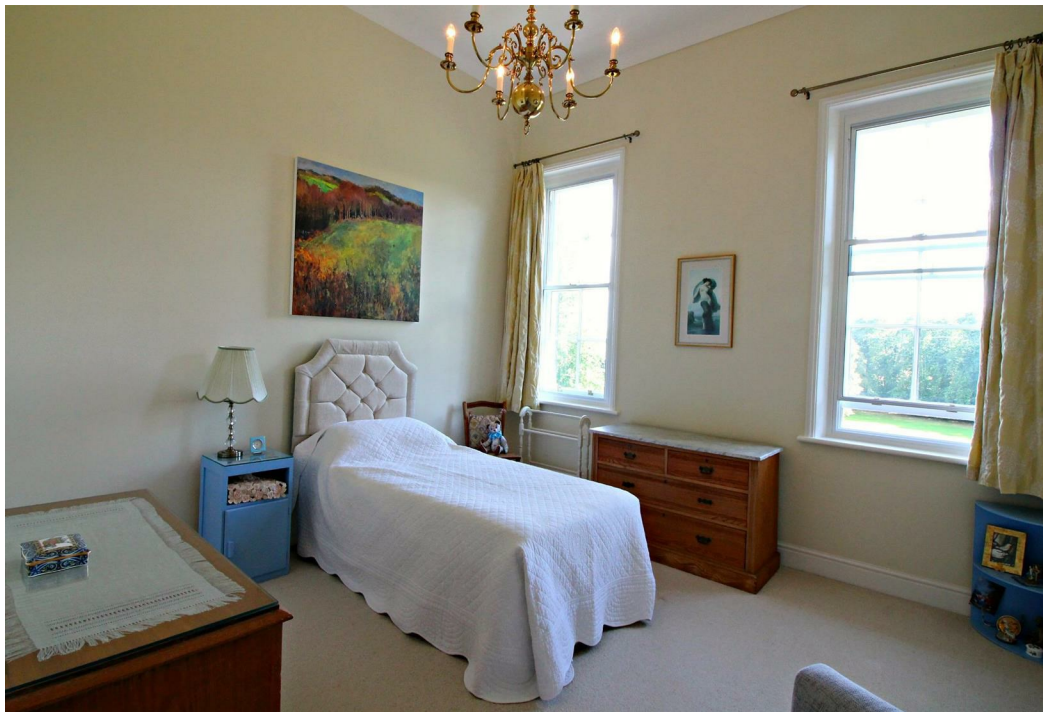


Floorplan





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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