







## **Accommodation**

ATTENTION BUY TO LET INVESTORS - A well presented one bedroom ground floor 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 and also offering a private garden.

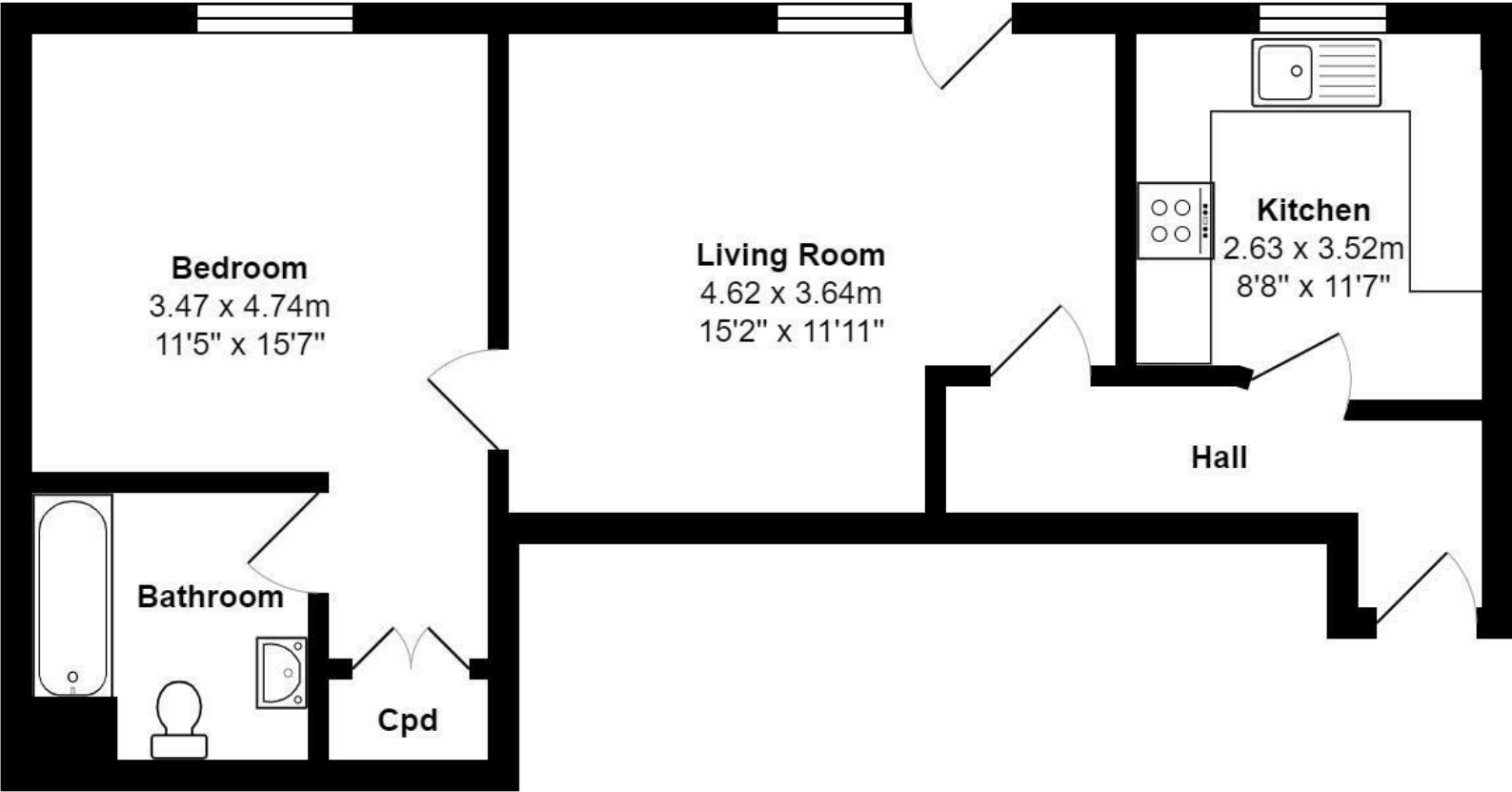
On the ground floor, the apartment is approached via a communal entrance hall, servicing just a handful of apartments and with further access into a private entrance hall. There is a good size living room with access to the garden and kitchen, which is fitted with a range of units. There is a good size double bedroom, with a fitted storage cupboard and ensuite bathroom, 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.

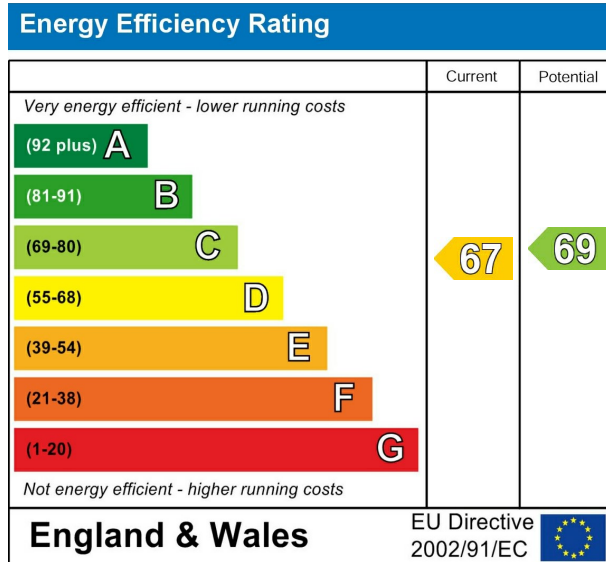
Lease details and charges TBC. No parking is offered with the apartment.

Floorplan





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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