

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

Victoria Avenue  
Ripon  
North Yorkshire  
HG4 1LU  
Offers Over £200,000







## **Accommodation**

A centrally located three bedroom cottage, sat on a double width plot and unusually for this sought after street, offering good size gardens and a large garage.

The property has already been extended to the rear, whilst it is no doubt ripe for development and further extension, subject to necessary consents. The cottage is currently in need of renovation, but it offers the new owner(s) endless opportunities and an exciting project.

The house is situated just a short walk from the city centre and it offers ease of access to Ripon's shops, schools and amenities. There are lovely riverside walks available close by, whilst access to the Ripon bypass is also readily available.

On the ground floor there is an entrance hall with stairs rising to the first floor, large open plan lounge/diner, with understairs storage and windows to three sides, making the room feel light and airy. The kitchen is situated to the rear of the house, with access to the rear courtyard garden. To the first floor there is a landing with loft access hatch, good size main double bedroom, two further single bedrooms and the house bathroom, fitted with a white suite.

Externally gated access is available to the good size low maintenance side garden, whilst there is also a further courtyard garden to the rear of the house, with door into the garage. There is an lane (not owned by the property) to the side of the house, giving access to garage, through double doors.

Sure to suit a variety of potential purchasers and no doubt of interest to developers, an early viewing is advised on this handily placed period home.



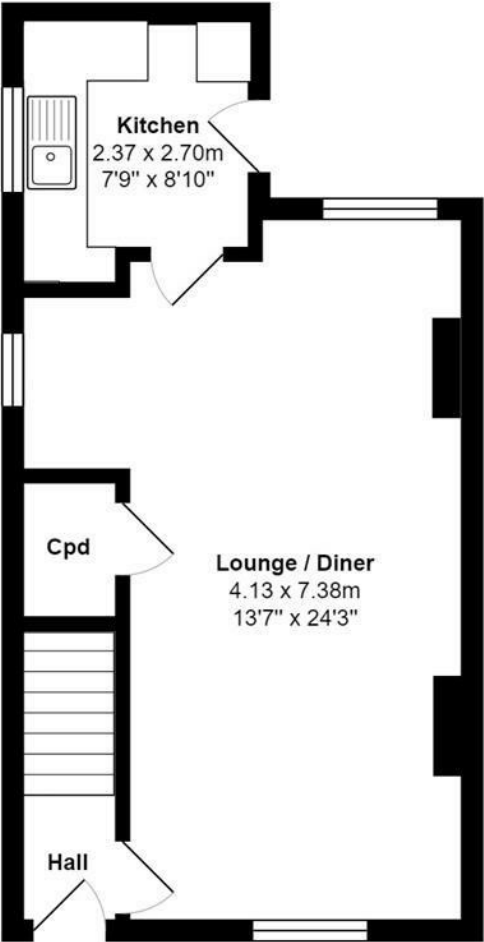
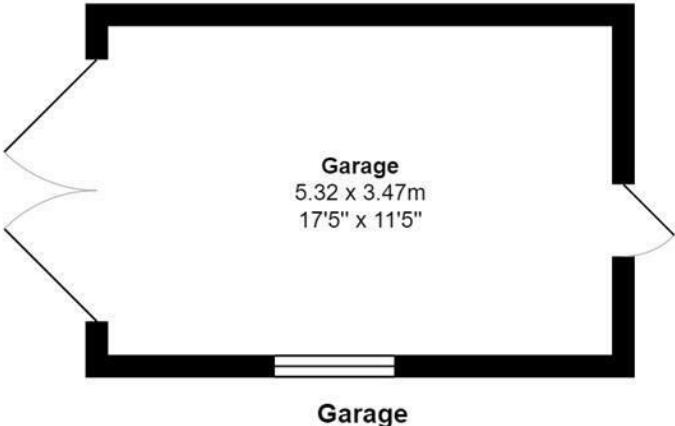




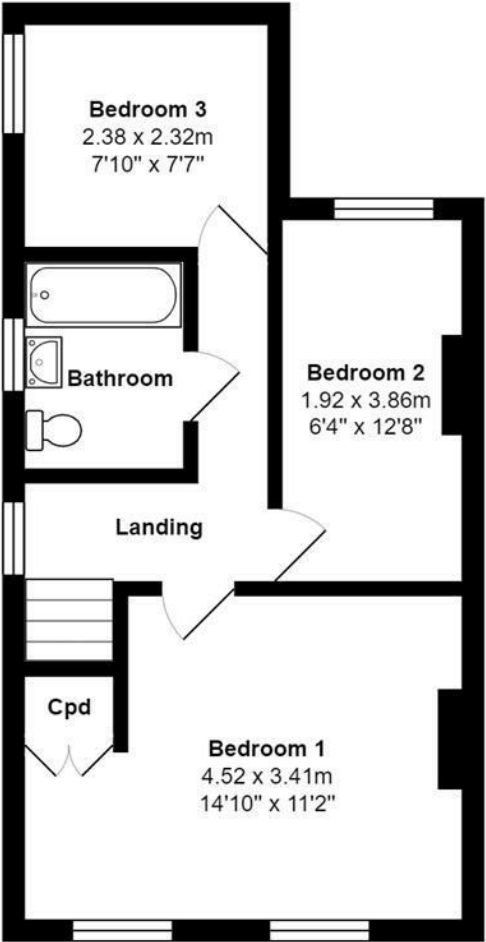




**Floorplan**



**Ground Floor**



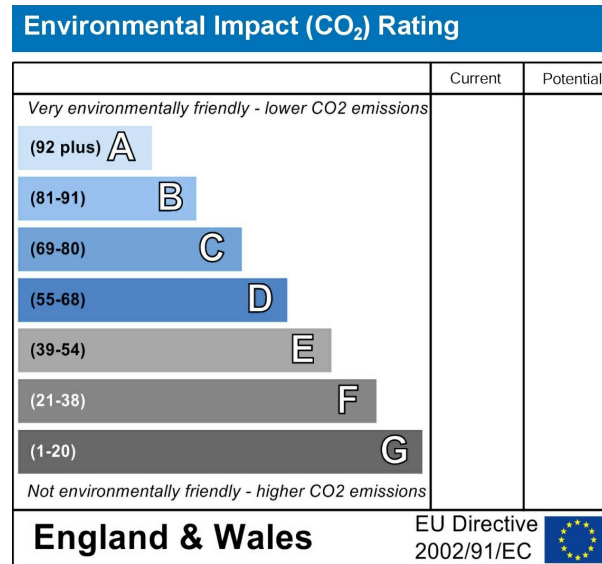
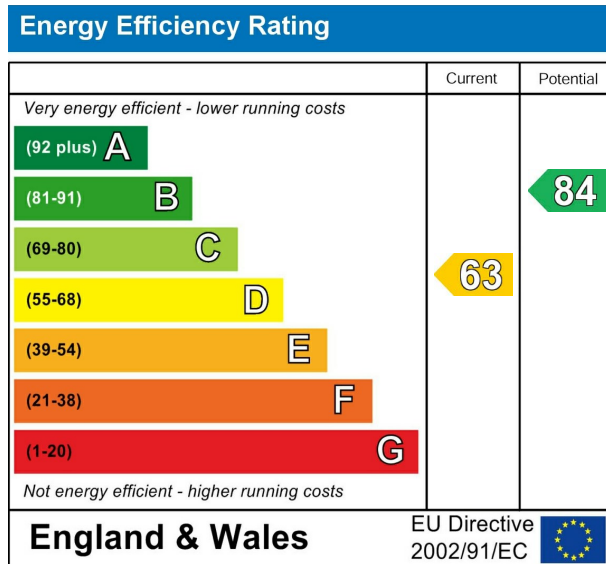
**First Floor**







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)

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