

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

Moorside Dale  
Ripon  
North Yorkshire  
HG4 2RY

Guide Price £195,000





## **Accommodation**

Situated on the popular south side of the city, this well presented mid terraced property reveals a surprisingly spacious interior, whilst also benefitting from an enclosed rear garden and single garage.

The property has been well kept by the current owner, revealing a light and airy interior, with a modern fitted kitchen and bathroom. The property offers gas central heating and double glazing is in place.

The house is located in a sought after residential area to the south side of the city, with amenities close by, including a supermarket just seconds away. The property is also situated close to the Ripon Leisure centre, which now houses the new swimming baths. The Ripon bypass is also available within seconds and the property is also on the 36 bus route, making the house ideally placed for commuters as well.

On the ground floor there is an entrance hall with stairs rising to the first floor, living room with understairs storage cupboard and a kitchen/diner with rear access door, fitted with a range of modern units and housing the gas central heating boiler. To the first floor there is a landing with loft access hatch, two bedrooms (main bedroom with over stairs storage cupboard and a range of mirror fronted wardrobes) and the house bathroom, fitted with a white three piece suite, including a bath with glazed screen and shower over.

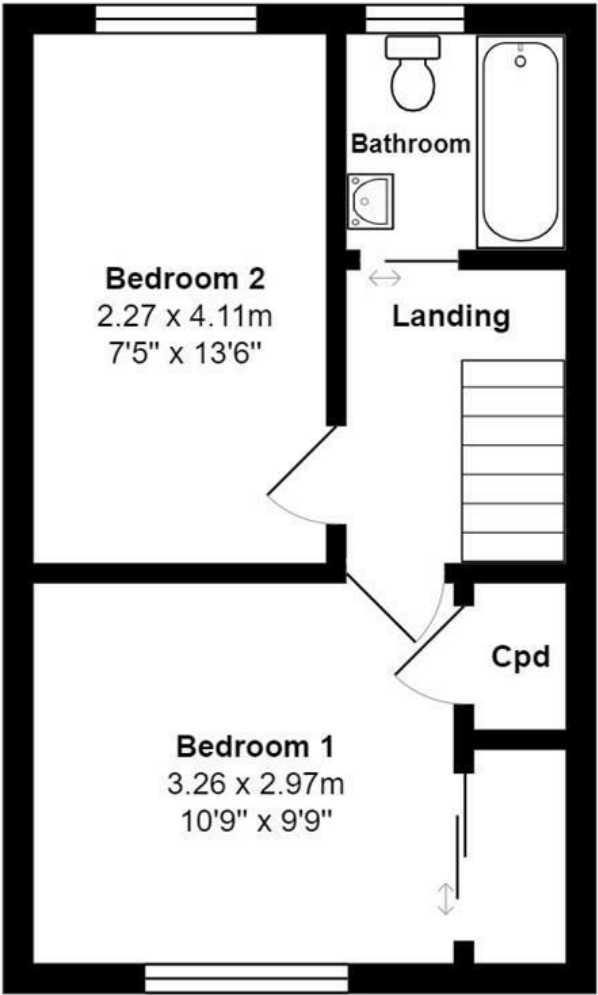
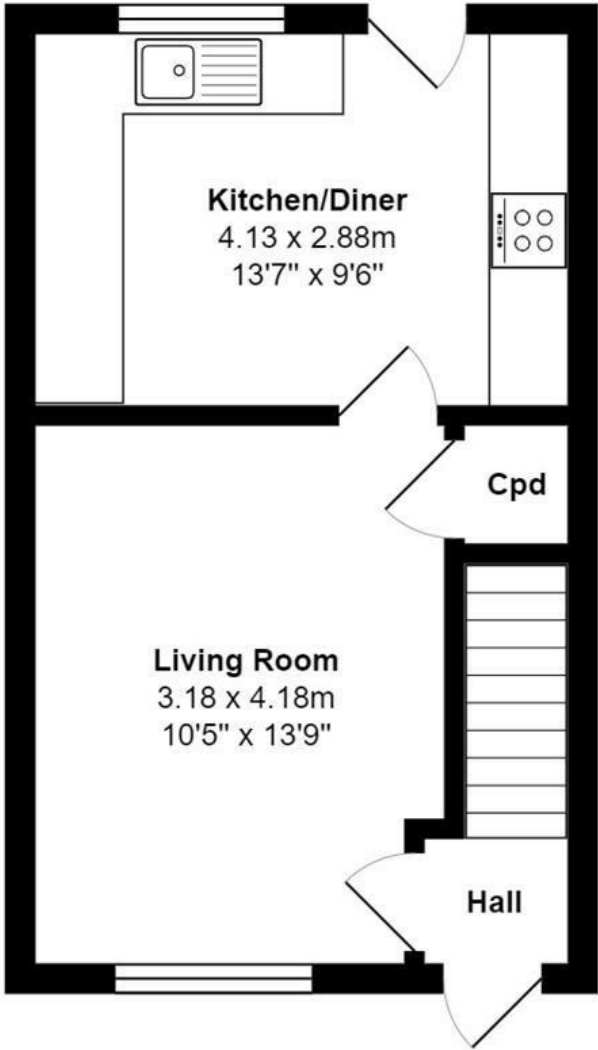
Externally there is an open lawned garden to the front of the house, with pathway leading to the front door. The enclosed rear garden is mainly laid to lawn and proves a sun trap, with gated access to the parking area and single detached garage.

Sure to be of interest to a range of purchasers, not least first time buyers, an early viewing is advised on this sought after property.



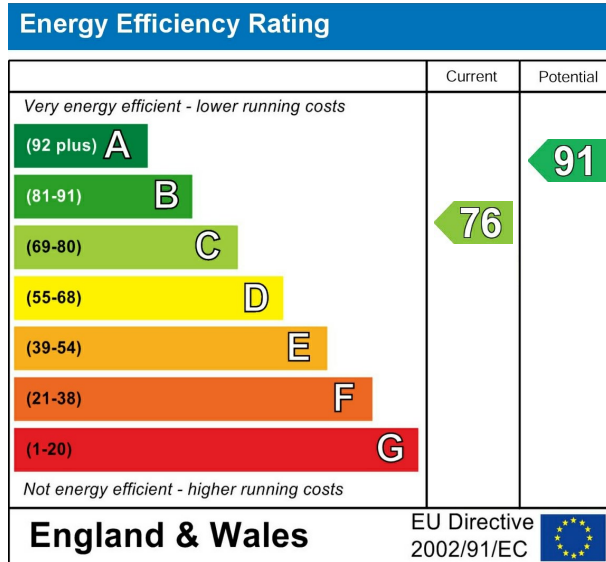


Floorplan





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.

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

