

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

Princess Road  
Ripon  
North Yorkshire  
HG4 1HW  
£1,300 Per Month





## **Accommodation**

A modern three bedroom end terrace property, offered on either a fully furnished or unfurnished basis, whilst being tastefully decorated throughout.

Located just a short walk from Ripon city centre, the property offers ease of access to an array of amenities, including two supermarkets close by, whilst travel links including the A1 and A19 are also easily accessible.

Internally on the ground floor the property offers an entrance hall, cloakroom/WC, cosy living room with fireplace and bay window, kitchen dining area which is fitted with a range of modern units including an integrated dishwasher, plus a conservatory offering a multifunctional space. To the first floor there is a landing, three bedrooms (two of which are doubles) and the house bathroom, which is fitted with a white three piece suite, including a bath with shower over.

Externally the property has a front garden which is mainly laid to lawn, plus a decked seating area. The rear paved courtyard offers a covered workshop area and a timber framed multifunctional garden room, currently used as an office space. Off street parking is available, with a car port situated at the rear of the property.

This lovely modern property benefits from double glazing and gas central heating, an early viewing is advised.

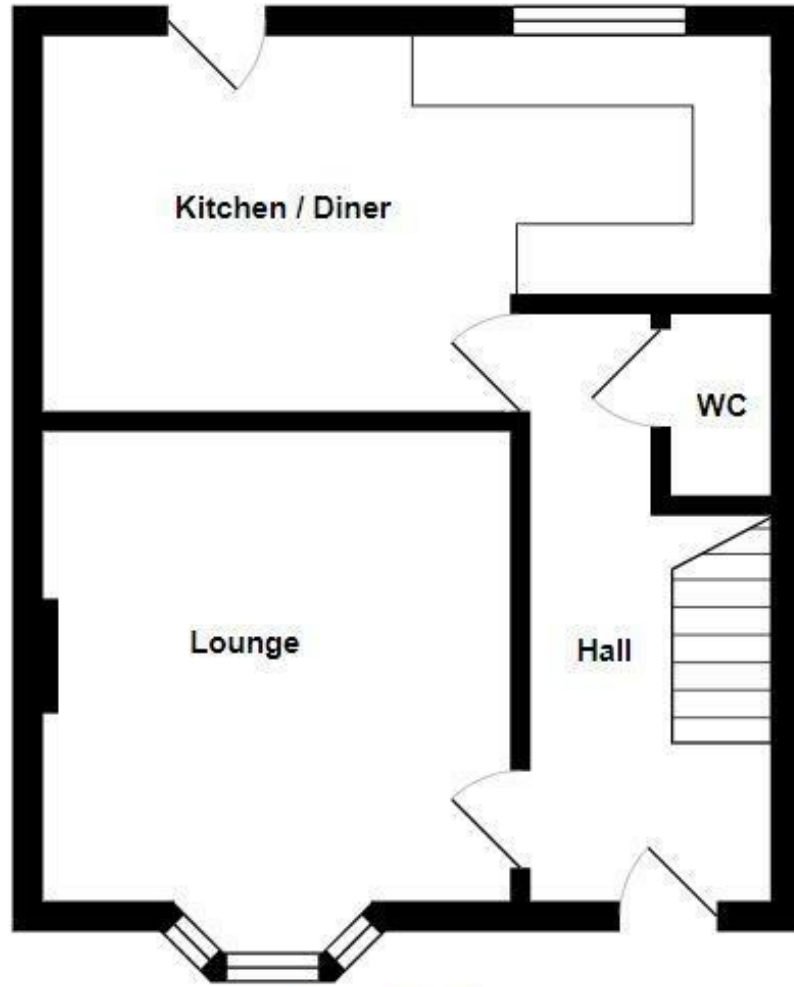
Council tax band - C

Initial 12 month tenancy

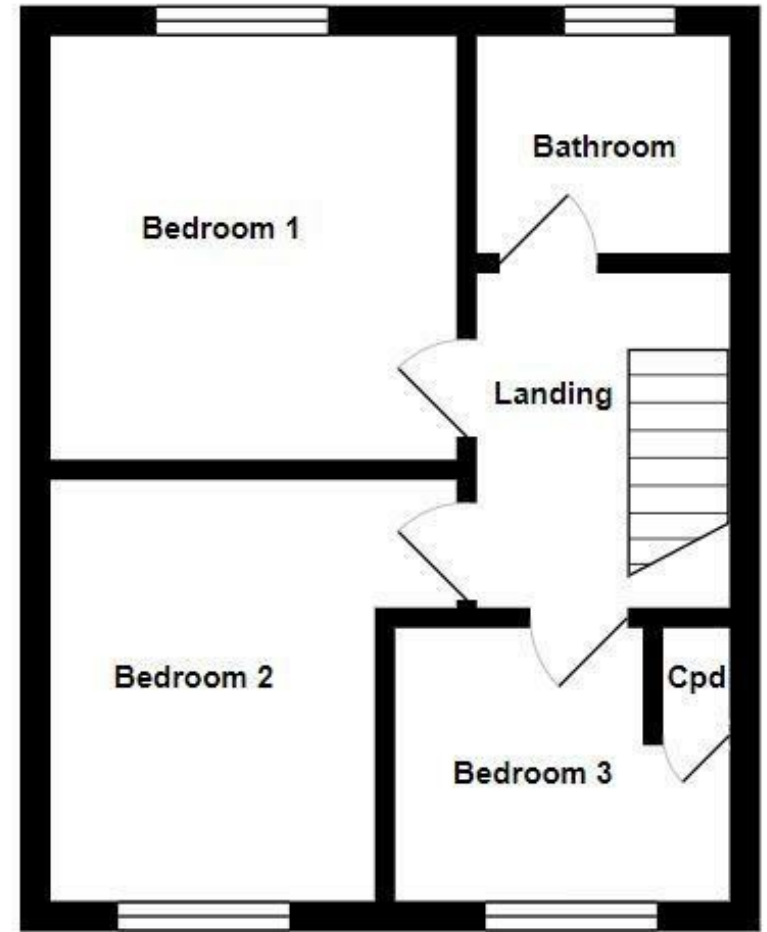




Floorplan



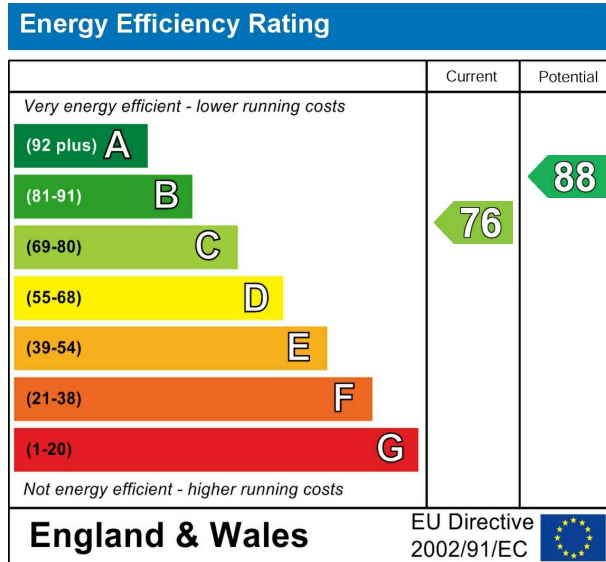
Ground Floor



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)

**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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