





## **Accommodation**

A stylishly presented ground floor apartment, revealing light and airy accommodation, whilst also offering lovely enclosed gardens and a flexible layout, with two bedrooms and a further multi-functional room, currently utilised as a study.

The property has been much improved in recent years, being fully modernised, including a modern kitchen and bathroom. The improvements have not stopped inside, as the gardens offer lovely spaces to enjoy the sun, throughout the day.

Sure to be of interest to first time buyers, the property would also make an ideal buy to let, whilst the apartment offers great value for money, for anyone looking for ground floor living, in comparison to bungalows and park homes in the area.

The apartment is situated in one of Ripon's most sought after residential areas to the north of the city. Shops and amenities are available close by, whilst the property is also ideally placed for countryside walks.

The private main entrance door leads into an entrance hall, offering a handy storage cupboard and the multi-functional room, currently utilised as a study. The living room offers double doors, which flow seamlessly to the garden, whilst the kitchen comes fitted with a range of stylish units and a tiled floor with under floor heating. The main bedroom is a good size double with fitted storage, there is a further bedroom and the fully tiled bathroom, fitted with a white suite, including a bath with shower over. The apartment is double glazed and gas central heating is in place.

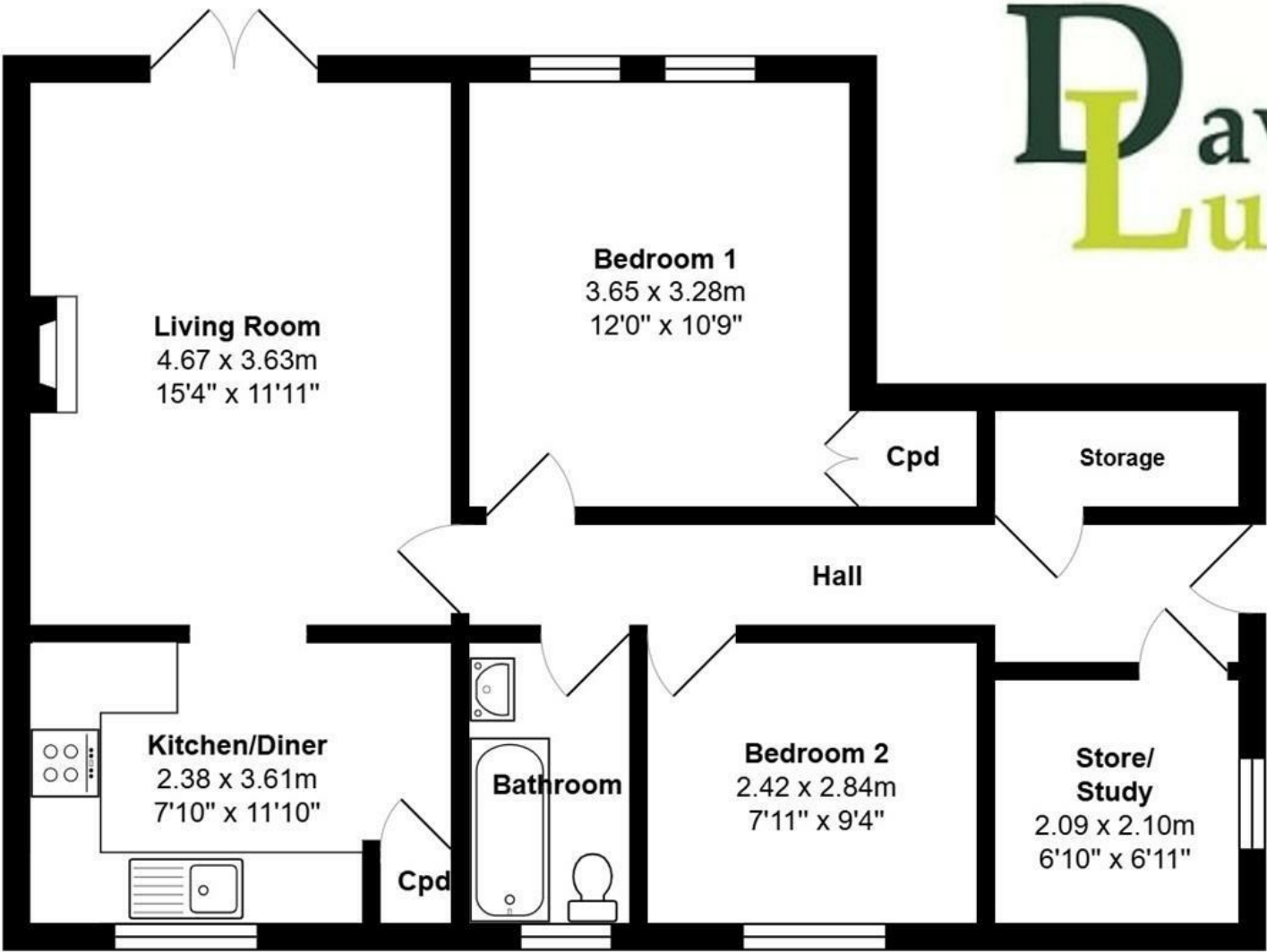
Externally a pathway leads from the street to the main entrance, where there is also a bin storage area. The path continues to the rear garden, which backs onto fields, is mainly laid to lawn and offers shed storage. The enclosed front garden makes a fantastic entertaining space, which access straight from the living room and with a large decked seating area. On street parking is available, on a first come first served basis.

This immaculate apartment offers great value for money and an early viewing is advised.





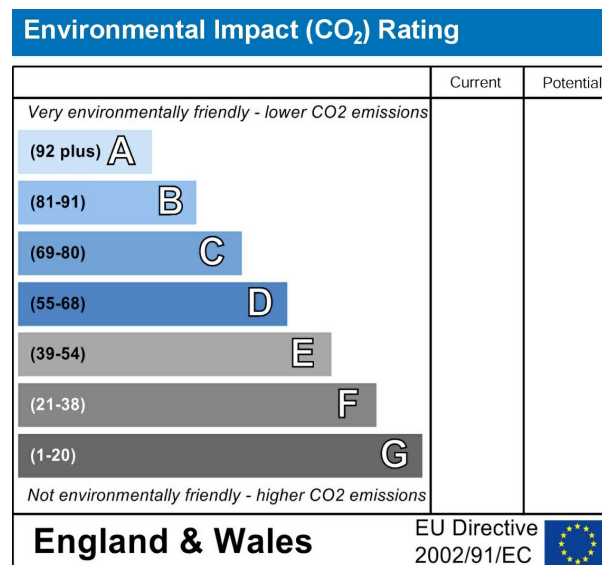
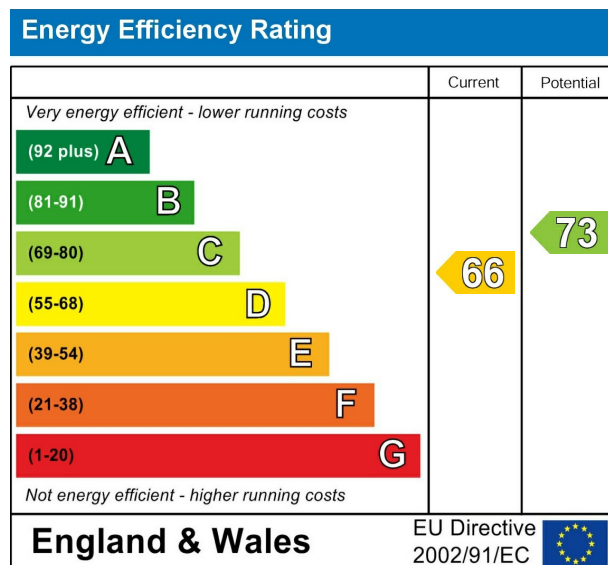
Floorplan



Davis  
Lund



## 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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