







## **Accommodation**

A recently renovated and stylishly presented first floor apartment, revealing a versatile layout and also offering a private entrance, further downstairs space and a good size garage.

The apartment is far from your average, originally believed to have been a coach house and having only garages below. Whilst already spacious, great potential is on offer, not least the possible conversion of the large loft space or garage to create further living space, all subject to necessary consents of course. The property is ideal for purchasers wanting to enjoy village life, whilst also owning a low maintenance lock up and leave property.

The apartment is located in the highly desirable village of Melmerby, which offers a great community spirit. Ripon is just a short drive away, meaning amenities are readily available. The location is also ideal for commuters, with ease of access to the A1 and A19, whilst national rail links are available from Thirsk, approximately 7 miles away.

On the ground floor the private entrance door leads to a spacious tiled entrance hall, with stairs rising to the first floor, a utility room/WC and access to the good size garage, with an up and over door, power and light. To the first floor there is a landing with loft access and storage cupboard, a stylish kitchen with integrated appliances, the good size living room, main double bedroom, further additional multi-functional room and the bathroom, fitted with both a bath and separate shower. The apartment is double glazed and electric heating is in place.

Externally vehicle access is available, leading to the garage for parking. Walkway pedestrian access is also available to the main street.

This lovely apartment is sure to suit a range of potential purchasers and an early viewing is advised, on this chain free home.

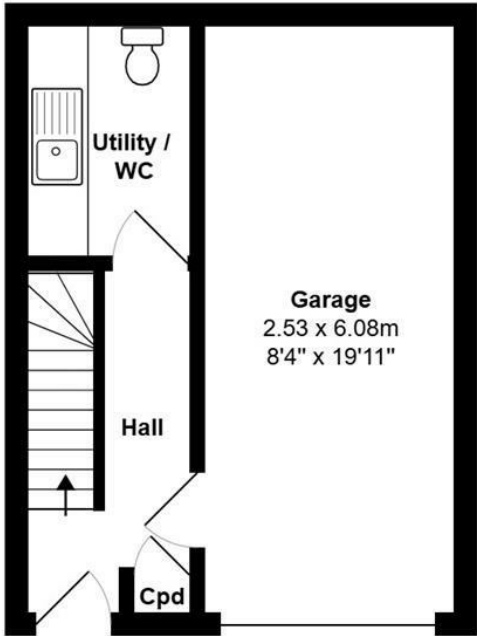




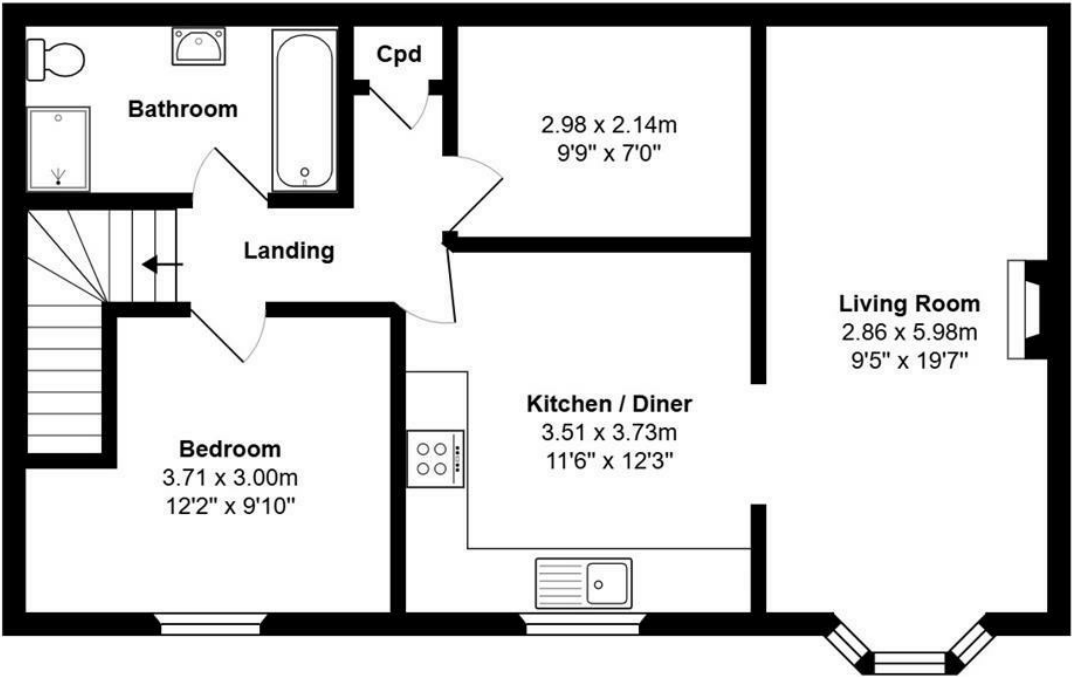




Floorplan



Ground Floor



First Floor

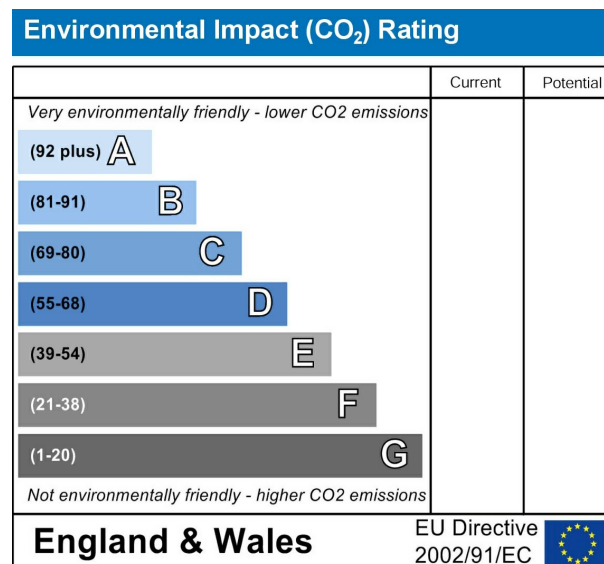
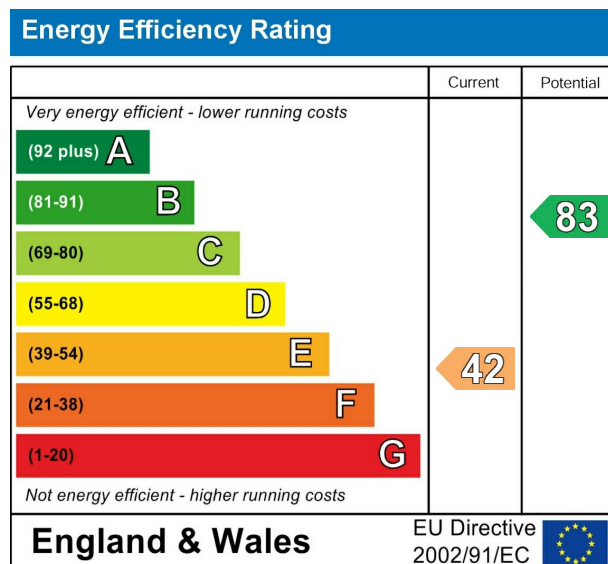








## EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**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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