





## **Accommodation**

A modern two bedroom mid-terraced house, situated on a sought after and established development to the outskirts of Ripon. The house enjoys lovely woodland and riverside walks close by, making it ideal for purchasers with children or dogs.

The property has been extended to the rear, with the addition of a conservatory, which adds flexibility to the layout. There is now the scope to improve in areas, but this has been reflected in the competitive guide price. The property boasts a single garage and low maintenance enclosed rear garden, offering a good degree of privacy.

The house is ideally placed for Ripon's highly regarded secondary schools, with both the Ripon Grammar School and Outwood Academy only a short walk away.

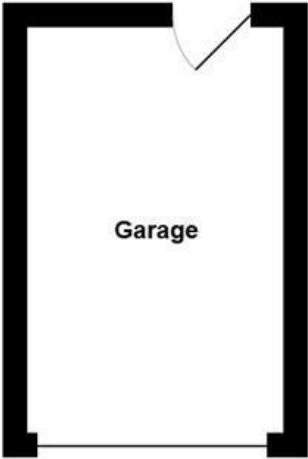
On the ground floor there is an entrance hall, kitchen, lounge with stairs rising to the first floor and a good size conservatory, offering double doors to the rear garden. To the first floor there is a landing, great size main bedroom, further single room with loft access and the house bathroom, part tiled and fitted with a white three piece suite, whilst also offering a storage cupboard. The property has double glazing and a modern combi-boiler.

Externally, vehicle access is available to the front of the house, leading to the single garage and parking, whilst a rear access door from the garage, also leads to the rear garden. The rear garden is paved for ease of maintenance and enjoys a good level of privacy, with high hedge boundaries.

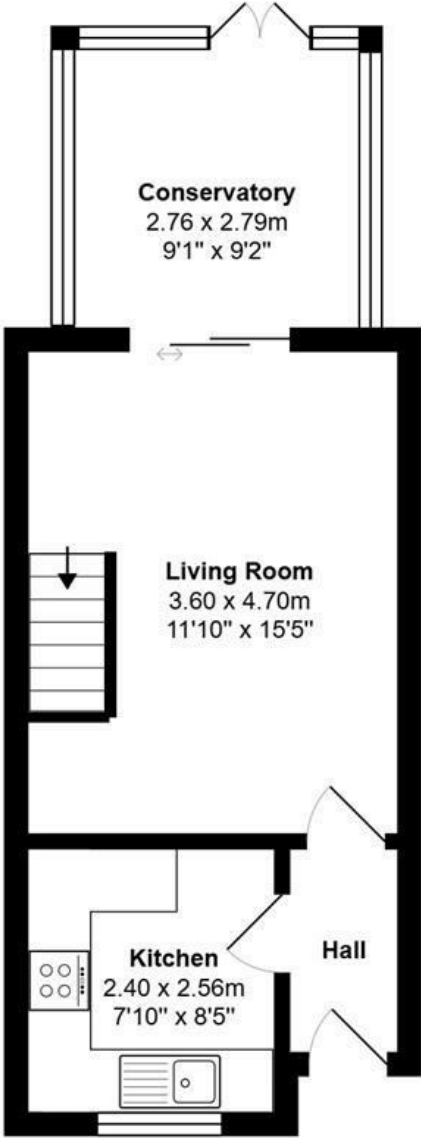
This lovely home is sure to appeal to a range of buyers, including first time buyers, families and buy to let investors. Offered for sale with no onward chain, an early viewing is advised.



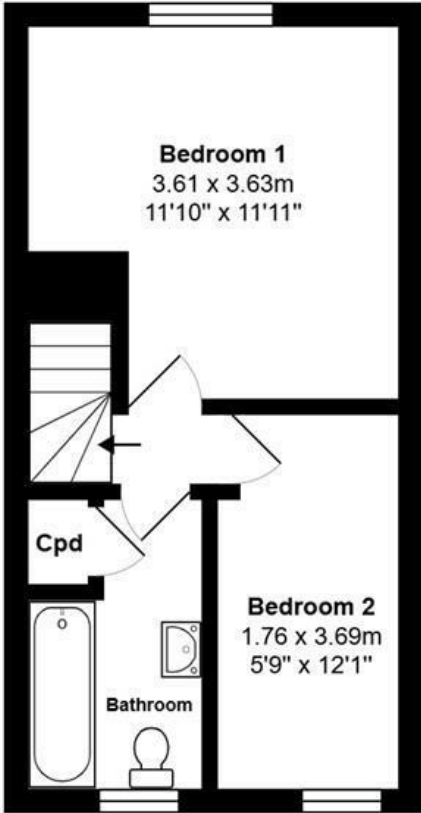




Garage

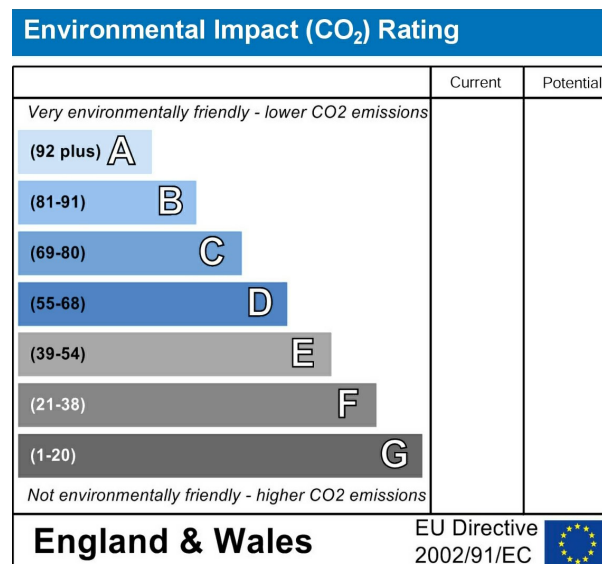
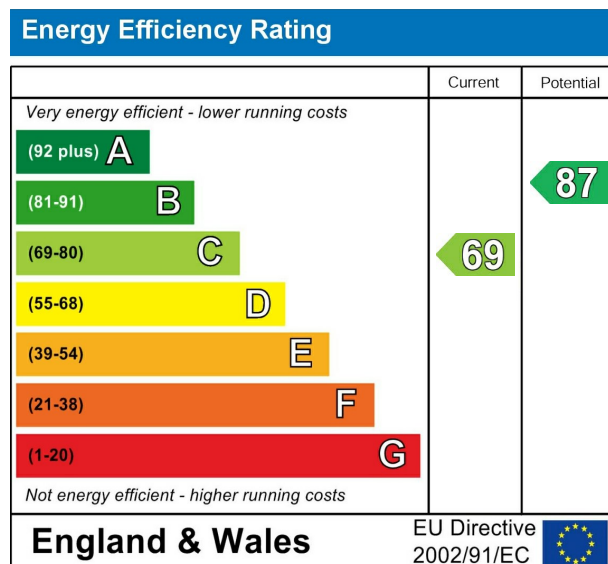


Ground Floor



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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