





## **Accommodation**

A three bedroom tastefully decorated terraced house, offering spacious living accommodation arranged over three floors. The property is well maintained and smartly presented throughout, being ready to move into.

The property enjoys a superb location, situated close to the centre of Ripon, with amenities and restaurants just a few moment's walk away. It is also ideally placed for Ripon's new swimming baths and the 36 bus route. Riverside walks are readily available, whilst the majestic cathedral is also seconds away. The property also offers ease of access to the A1(M), ideal for commuters traveling both North and South.

On the ground floor, the main entrance door leads into the living room and modern kitchen beyond, with stairs rising to the first floor and a rear access door. The kitchen comes fitted with a range of stylish units, including a built-in oven, hob and extraction fan, whilst also offering space for a dining table. The house has been upgraded with a generous family bathroom off the first floor landing, stylishly fitted with a modern white suite, including a free standing bath and large separate shower, part tiled throughout. Adjacent is a good sized double bedroom benefiting from wonderful light through the large window, and a central staircase leading to a further floor, with two further bedrooms.

The Property benefits from double glazing and a recently replaced combi-boiler providing gas central heating.

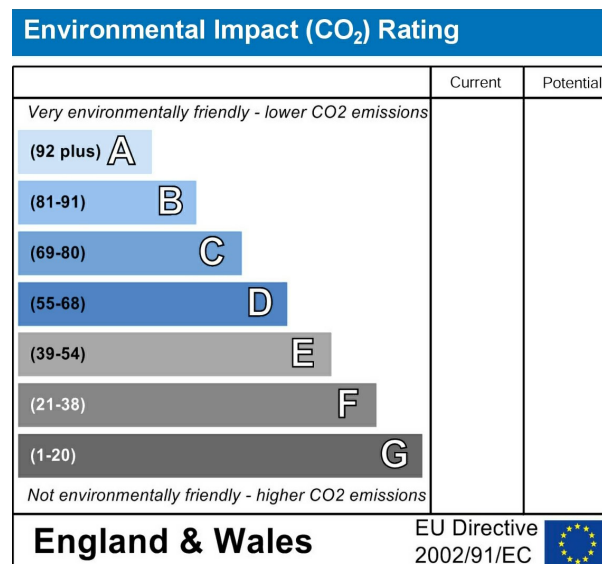
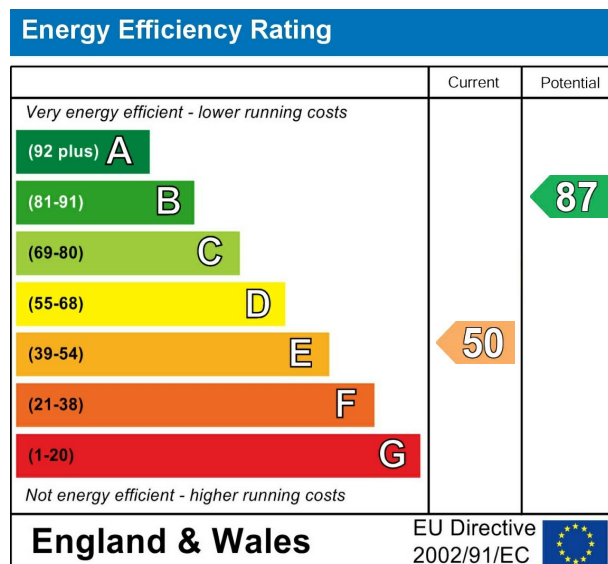
Externally the property has a courtyard to the rear, which includes an outhouse providing handy storage. A gate gives access back to the street.

Sold with no onward chain, the property is sure to appeal to a wide variety of potential purchasers and an internal inspection is essential on this central property.





## 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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