





Accommodation

A centrally located modern townhouse, offering immaculate two double bedroom accommodation, plus an open plan living space and a multi-purpose mezzanine level. The property is situated on a small and highly regarded development, just a few seconds walk from the historic city centre and therefore offering ease of access to all the amenities that Ripon has to offer, including Ripon bus station, shops and supermarkets.

The surprisingly spacious townhouse is neutrally decorated and well presented throughout, with a low maintenance courtyard garden and allocated parking space. The mezzanine offers a versatile space, ideal for use as a further living area, whilst also being ideal for those working from home and requiring a study.

On the ground floor there is an entrance hall with stairs rising to the first floor, spacious living room with fireplace and electric fire. modern kitchen which is fitted with a range of stylish units and breakfast bar, plus a handy downstairs WC. To the first floor there is a landing with airing cupboard, two double bedrooms, one of which offers stairs rising to the mezzanine level and the stylish house bathroom, which is part tiled and fitted with a modern white suite, including a bath with glazed screen and shower over. The house is double glazed and gas central heating is in place.

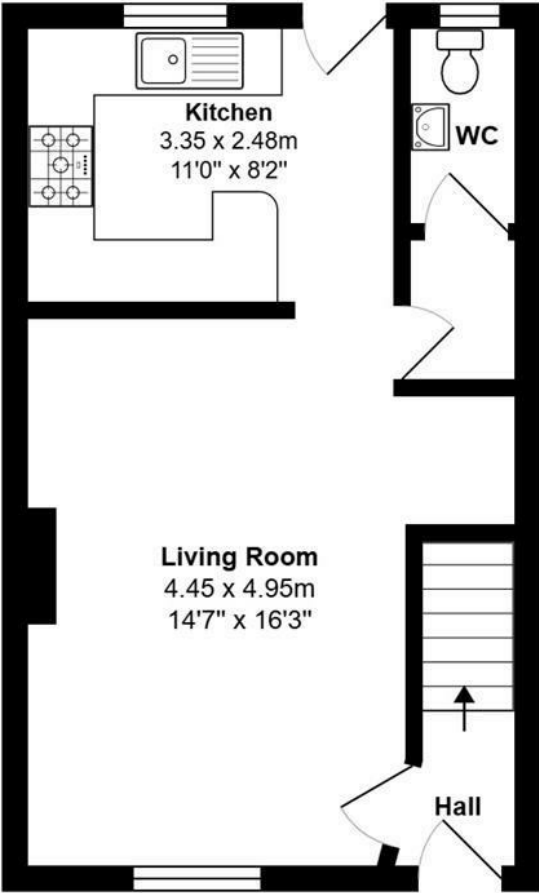
Externally there is a small cottage garden to the front of the house, whilst vehicle access is available to the allocated parking space and additional guest parking. Gated access is available to the enclosed courtyard garden, fully paved and designed for ease of maintenance.

The properties central location would make it ideal for retirement living, whilst it is also sure to appeal to first time buyers and buy to let investors. The energy efficient home is also offered to market with no onward chain.

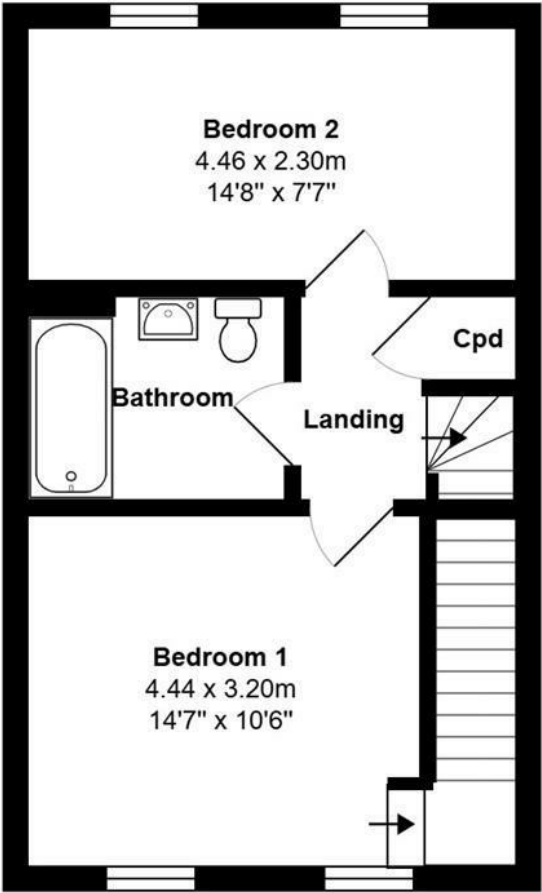




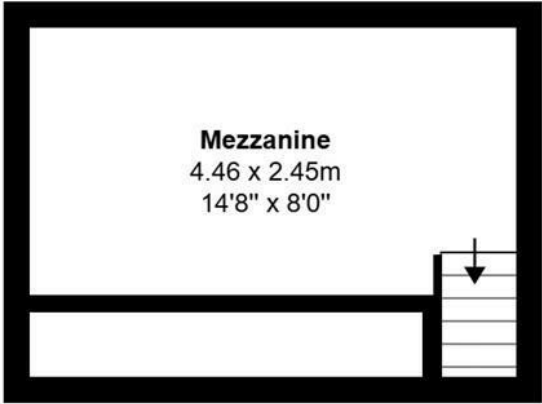
Floorplan



Ground Floor



First Floor

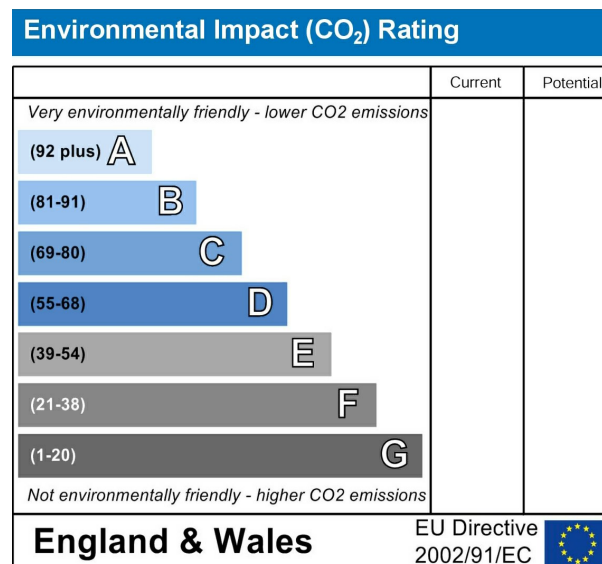
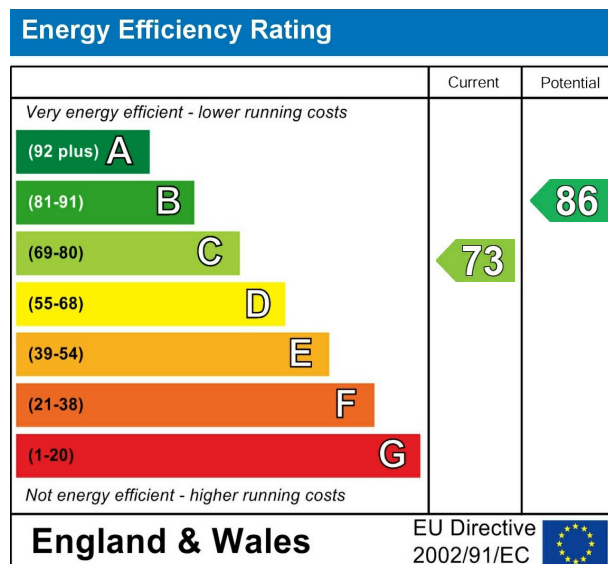


Mezzanine





EPC



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