

# Davis Lund

North Street  
Ripon  
North Yorkshire  
HG4 1JY

Guide Price £149,500





## **Accommodation**

Located in the heart of the city, this beautifully presented maisonette apartment reveals particularly spacious two double bedroom accommodation, arranged over the second and third floor of an attractive period property.

Fully refurbished to a high standard in recent years, the accommodation is very well presented, whilst also boasting a stylish fitted kitchen and stunning shower room. The apartment also offers plenty of storage, whilst there is the space and potential to add WC/ensuite facilities to the top floor bedroom, subject to any necessary permissions.

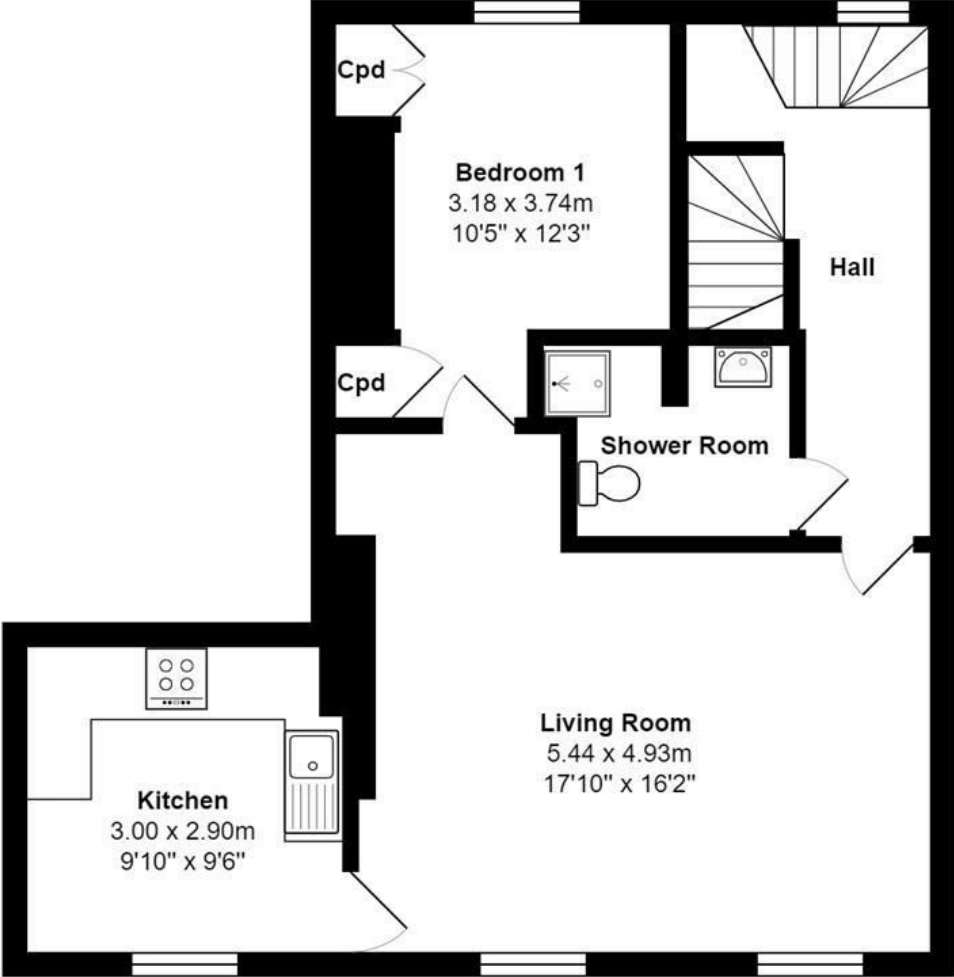
On the ground floor a communal entrance hall gives access to the ground floor shop and just two upper floor apartments. The apartment itself offers a private hallway with two storage cupboards (one housing the gas central heating boiler) and stairs rising to the top floor. There is a lovely main living room, with recessed spotlights and being flooded with light through two large windows, whilst also offering space for a dining table. The kitchen is fitted with a range of stylish units, whilst also offering a range of integrated appliances. A good size double bedroom with fitted storage and a stunning shower room complete the second floor accommodation, the shower room being cleverly planned and incorporating a large walk in shower. To the top floor there is a small landing, with storage cupboard and further sliding door access to the eaves storage space. A further double bedroom completes the layout, with exposed ceiling beams and two rear facing windows. The apartment is double glazed and gas central heating is in place.

To the rear of the building there is a parking area with three parking spaces, which are available on a first come first served basis. Cost affective season ticket parking is also available in a number of car parks close by, including the St Marygate and Cathedral car parks, full details available on the council websites.

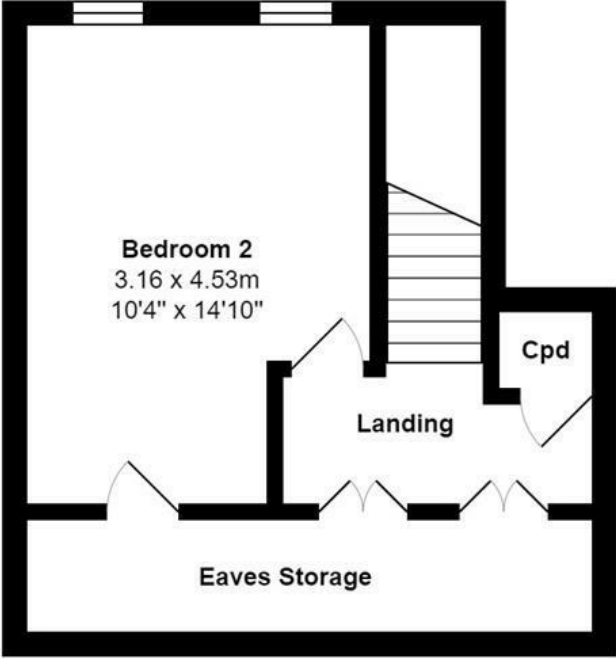
Offered for sale with no onward chain and sure to suit a variety of purchasers (previously a successful rental), the apartment is offered for sale with a long lease in place and an early viewing is advised, for purchasers looking for a spacious central apartment.



Floorplan

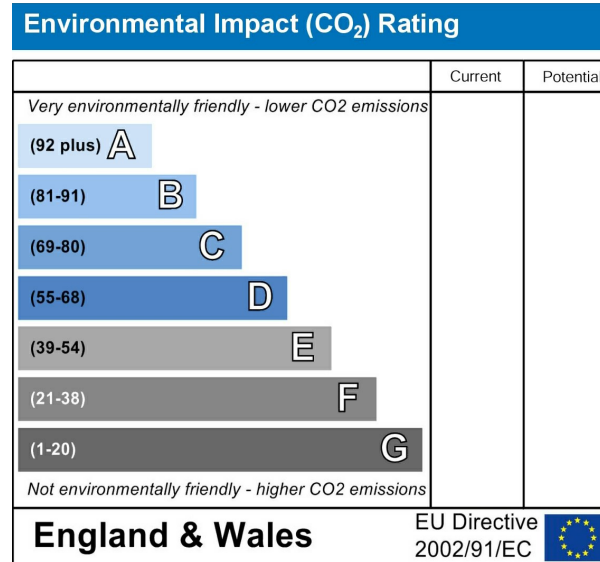
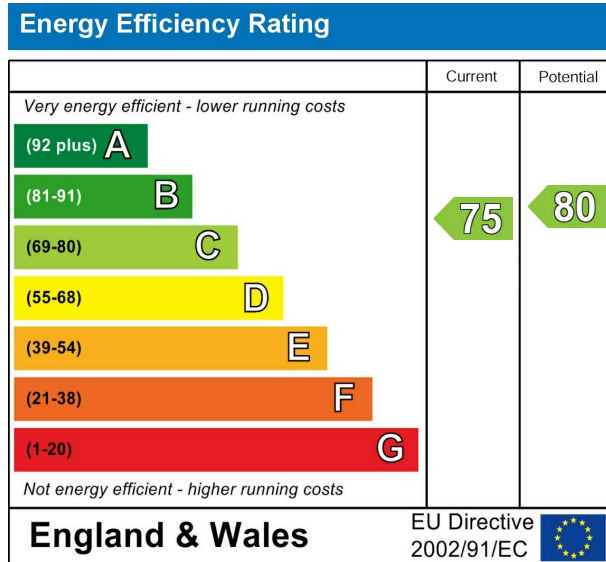


Second Floor



Third Floor

EPC



Information

Tenure - Leasehold

Lease - 999 years from 1992

Ground rent - £10 per annum

Insurance - £450 per annum

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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