

Davis
Lund

Curfew Road
Ripon
North Yorkshire
HG4 1SG

Guide Price £220,000





Accommodation

A much improved and very well presented two bedroom semi detached house, revealing a spacious interior and fantastic size rear garden.

The house has undergone a number of upgrades in recent years, including a stylish kitchen, new gas central heating boiler and fresh décor. Currently laid out as two bedrooms, a number of neighbouring properties have reconfigured the layout, to provide three bedrooms.

On the ground floor the main entrance door leads into a hallway with stairs rising to the first floor. A cosy double aspect living room features a brick fireplace and electric fire, whilst the open plan kitchen/diner offers a range of stylish units and access to the rear garden. To the first floor there is a landing with loft access hatch, large double aspect bedroom with fitted storage and cupboard housing the combi boiler, further second bedroom and the house bathroom, fitted with a three piece suite including a bath with shower over, whilst a built in cupboard also provides handy storage space.

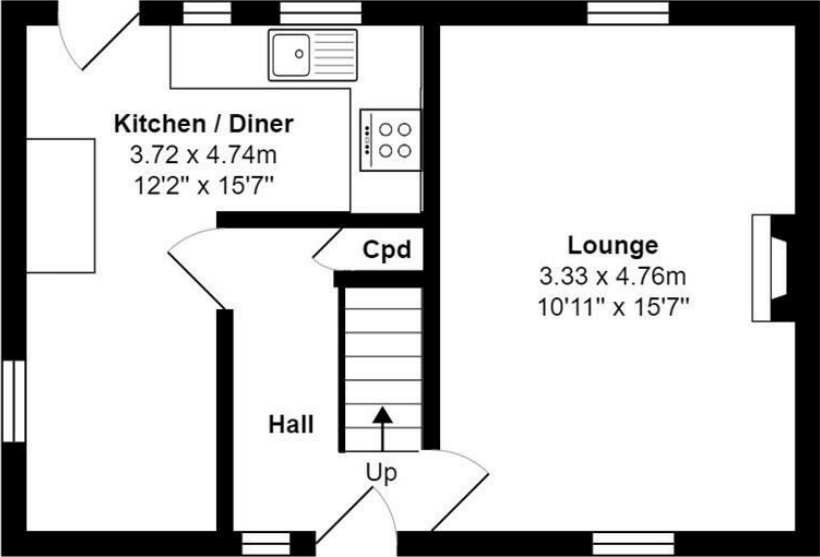
Externally the curb has been dropped to the front of the house, meaning the garden could be resurfaced to provide off street parking, should the new owner(s) wish. Access is available to the side of the house, leading to the great size enclosed rear garden. The garden is part laid to lawn, with an extensive patio area, suitable for all year round use with a large covered gazebo.

The property occupies a handy location with ease of access to the city centre and all of Ripon's shops, restaurants and amenities. The house is also located close to the Ripon Leisure centre, which now houses the new swimming baths. The property is ideal for walkers, with lovely riverside and canal side walks close by, whilst there is even a play park around the corner.

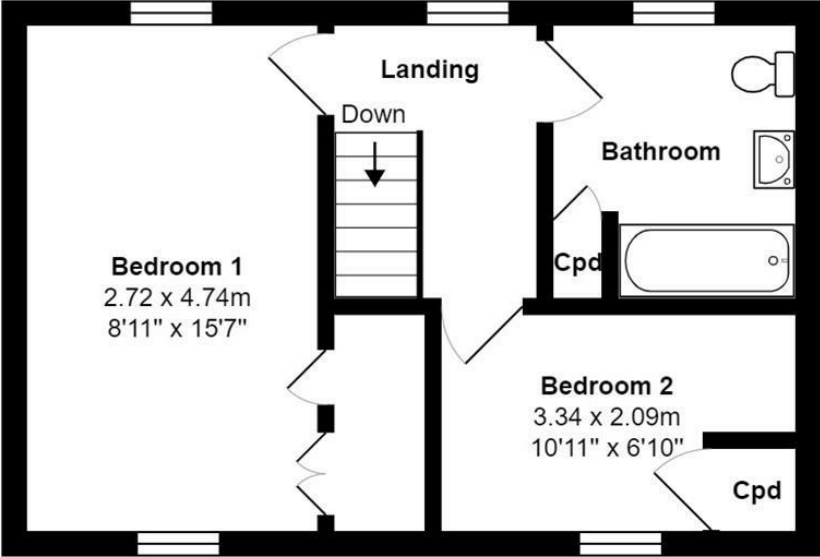




Floorplan



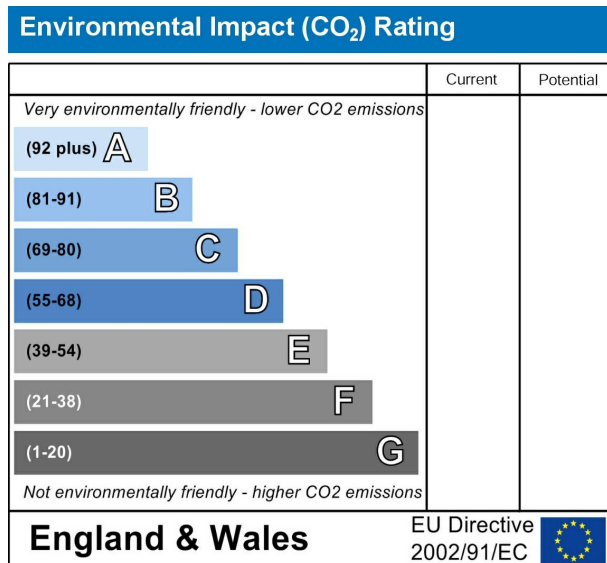
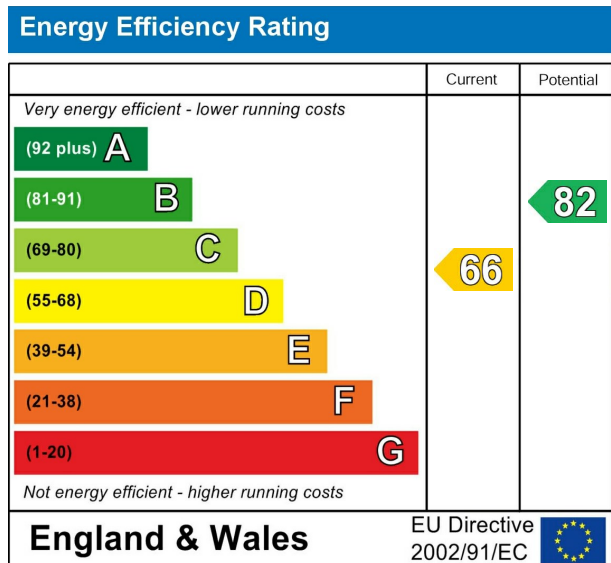
Ground Floor



First Floor



EPC



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