Davis Lund

Ambrose Road
Ripon
North Yorkshire
HG4 1SH

Guide Price £200,000

Accommodation

A much improved and beautifully presented three bedroom home, revealing a spacious interior and a fantastic, enclosed, family friendly garden.

The house has undergone a number of upgrades in recent years, including a stylish kitchen, bathroom and modern décor. The outside areas have also been updated, with the property offering off street parking for two vehicles and lovely, low maintenance gardens, whilst storage is also available.

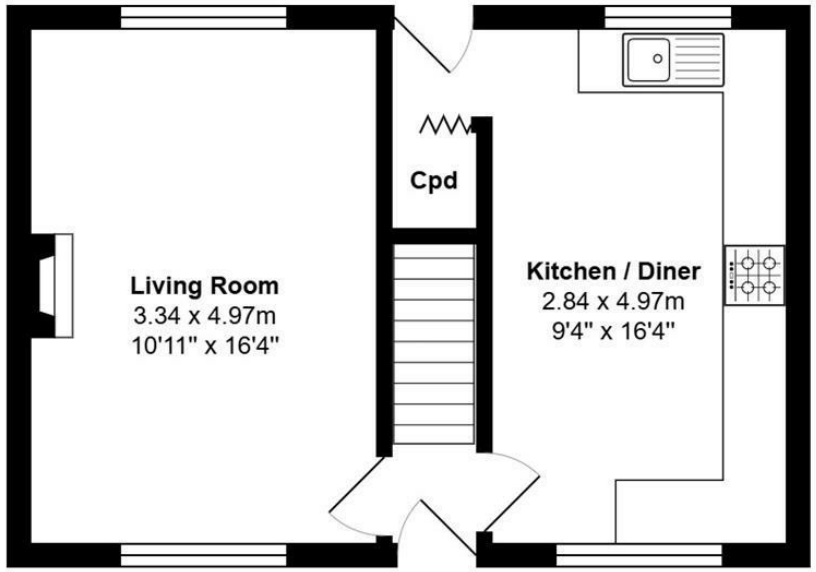
On the ground floor, the main entrance door leads into a hallway with stairs rising to the first floor. Enjoying a double aspect, the living room is a good size with cosy feature fireplace and alcove storage. The open plan kitchen/diner offers a range of stylish units, some integrated appliances, generous understairs storage and access to the rear garden. To the first floor, there is a landing with loft access hatch, main bedroom with fitted wardrobes, two further well-proportioned bedrooms and the house bathroom, fitted with a white three piece suite, including a bath with shower and glazed screen over. The house is double glazed throughout, and gas central heating is in place, with a modern combi boiler.

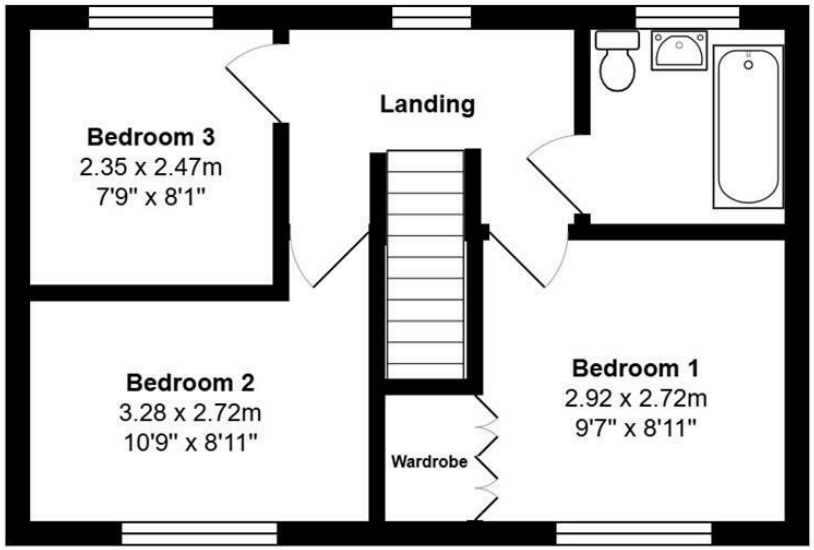
Stepping outside, there is parking for two vehicles to the front of the property. The garden is designed with ease of maintenance in mind, being partly laid to artificial turf, whilst there is also a patio entertainment area. Fully enclosed, the garden is ideal for those with children or pets. There is a large timber built shed to the end of the garden, providing handy outdoor storage.

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 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.

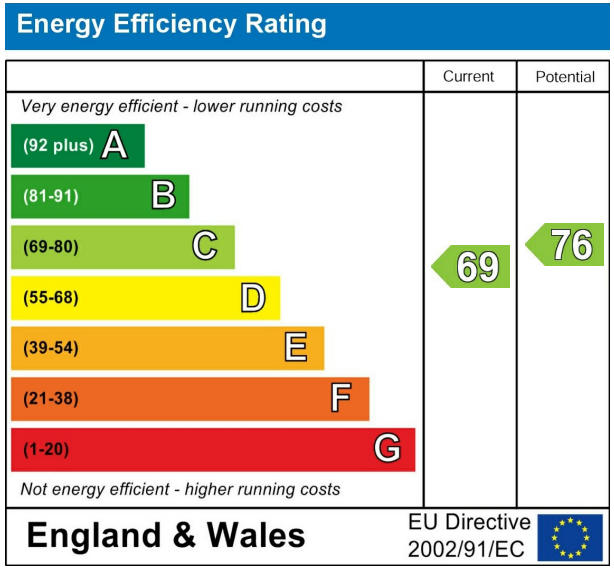
An early viewing is advised on this competitively priced home, which is sure to attract a range of potential purchasers, not least investors and first-time buyers.

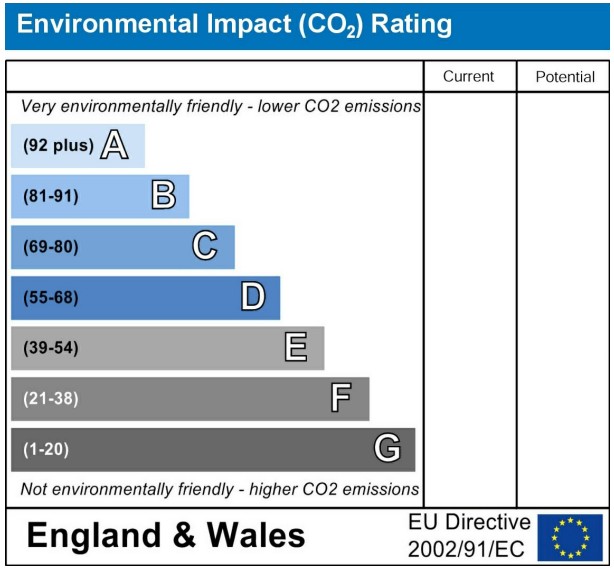
Floorplan


Living Room
3.34 x 4.97m
10'11" x 16'4"
Cpd
Kitchen / Diner
2.84 x 4.97m
9'4" x 16'4"


Bedroom 3
2.35 x 2.47m
7'9" x 8'1"
Landing
Bedroom 2
3.28 x 2.72m
10'9" x 8'11"
Wardrobe
Bedroom 1
2.92 x 2.72m
9'7" x 8'11"

EPC





VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - 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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