

Davis
Lund

Rayner Street
Ripon
North Yorkshire
HG4 2AG

Offers Over £150,000





Accommodation

A two-bedroom terraced property, revealing a spacious interior, plus cellar storage. The property now requires further renovation to transform into a comfortable home in a quiet location. The property has double glazed windows and external doors and the 'first fix' electrics have been completed. The property has potential to convert the loft into a large, useable space (subject to necessary planning and consents).

Situated close to the centre of Ripon, with amenities and restaurants just a few moments' walk away, the property is also ideally placed for Ripon's new swimming baths and the 36-bus route. Riverside walks are readily available and is ideally situated within walking distance to Ripon's renowned Grammar School. The property also offers ease of access to the A1(M), ideal for commuters traveling both North and South.

On the ground floor, the front entrance door leads into a front porch leading to a good size living area with large window and oak beam mantel. The generous kitchen/diner area which has cabling for spotlights in the ceiling, ample space to fit a range of units and appliances and houses the gas boiler. The kitchen enjoys a lovely outlook onto St Wilfrid's Church and its grounds. From the kitchen, there is stairs providing access to the cellar and first floor, whilst a patio door gives access to the rear courtyard garden.

To the first floor, there is a landing, two double bedrooms and the house bathroom. The main bedroom is a sizeable double bedroom with space for a built-in wardrobe whilst the bathroom is fitted with both a basin and a toilet.

Externally, there is an enclosed courtyard garden with brick shed. The space is somewhat of a blank canvas, which could prove a fantastic outdoor space, with some love and attention. The courtyard also enjoys a fantastic view of St Wilfrid's Church. Permit parking is available to the front of the property and adjoining streets.

Sold with no onward chain, the property is sure to appeal to a wide variety of potential purchasers, an internal inspection is advised to appreciate the space and potential on offer.



Floorplan



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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