Davis Lund

Southgate Avenue
Ripon
North Yorkshire
HG4 1PZ

Guide Price £185,000











Accommodation

A good size mid terrace house, revealing a spacious interior, which is now in need of renovation and modernisation, but offering an exciting opportunity for the right buyer. The property enjoys a enviable setting, situated in a small cul-de-sac, whilst also benefitting from a good size rear garden.

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.

On the ground floor there is an entrance hall with stairs rising to the first floor, cosy living room with a large window giving an airy feel, plus a good size kitchen/diner with a range of units and door providing access to the rear garden. To the first floor there is landing with over stairs storage cupboard and loft access hatch, three good size bedrooms, two with fitted wardrobes and the part-tiled bathroom, fitted with a white three-piece suite including bath with shower over.

Externally, there is a low maintenance paved garden to the front of the house, with access to the front door and a passageway to the rear garden. The rear garden is fully enclosed, mostly paved and gravelled for ease of maintenance with mature flowerbeds and a seating area to the bottom of the garden, positioned to catch the sun. There are also two sheds providing handy storage.

This deceptively spacious house is sure to appeal to a variety of purchasers, it is a must to view and an early viewing is advised on this chain free home.

















Floorplan


Bedroom 3
2.47 x 3.07m
8'1" x 10'1"
Bedroom 1
2.76 x 4.22m
9'1" x 13'10"
Landing
Bedroom 2
3.17 x 2.93m
10'5" x 9'7"
Bathroom
Entrance Hall
Living Room
4.13 x 4.21m
13'7" x 13'10"
Cpd
Kitchen / Diner
5.17 x 2.95m
17'0" x 9'8"

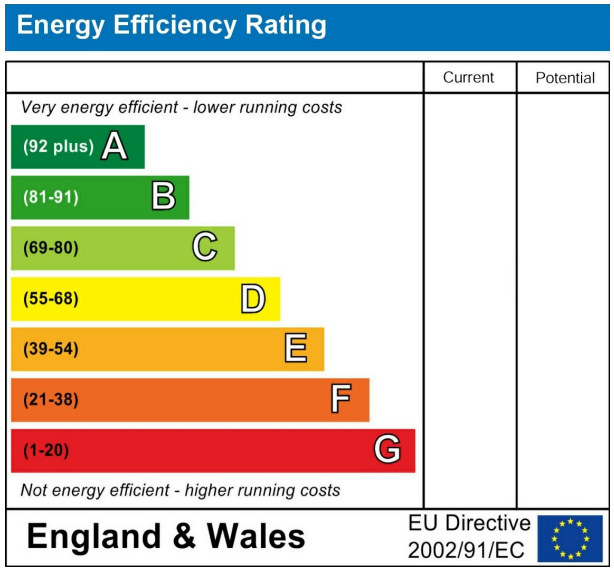


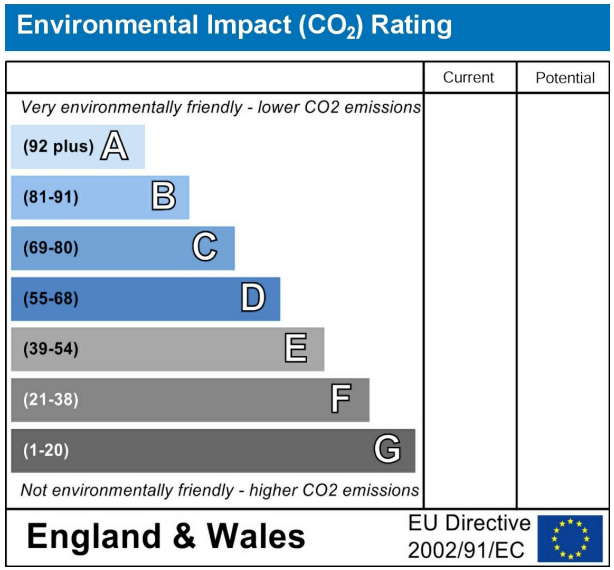






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VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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