

Davis
Lund

Bishops Court
Ripon
North Yorkshire
HG41AY

Guide Price £300,000





Accommodation

A beautifully presented and surprisingly spacious two bedroom ground floor apartment, enjoying a scenic riverside setting and lovely views of the River Skell. The property is ideally placed, being just a short walk from Ripon city centre, making it an ideal retirement home, for those looking to downsize, but also seeking spacious living accommodation. The apartment enjoys the use of beautiful landscaped communal gardens, whilst parking is available and the property even offers a good size garage, a real rarity for an apartment so central.

Located close to the city centre, the property is ideally located for access to the array of amenities Ripon has to offer. The 36 bus route also runs close by, running a regular timetable to Harrogate and Leeds. For purchasers that do drive, Ripon is within easy access of the A1 and A19.

The main entrance door leads to a well-kept communal entrance hall, with lift access to the upper floors.

On entering the apartment, there is a large and welcoming private entrance hall, with a cupboard providing handy storage. Enjoying a lovely outlook over the river, the living room is a fantastic size and it comes fitted with an electric fire, bay window and patio doors, which allow access directly to the patio seating area. The kitchen/diner is fitted with a range of wall and base units, some appliances and offering ample space for a large dining table, making it a lovely open plan space to entertain. Generous in size, the main bedroom is light and airy, with fitted wardrobes and an ensuite shower room. There is a further well-proportioned double bedroom and the bathroom, which completes the layout. The bathroom comes part tiled and fitted with a white suite, including a bath with shower over. The apartment also benefits from gas central heating and double glazing throughout.

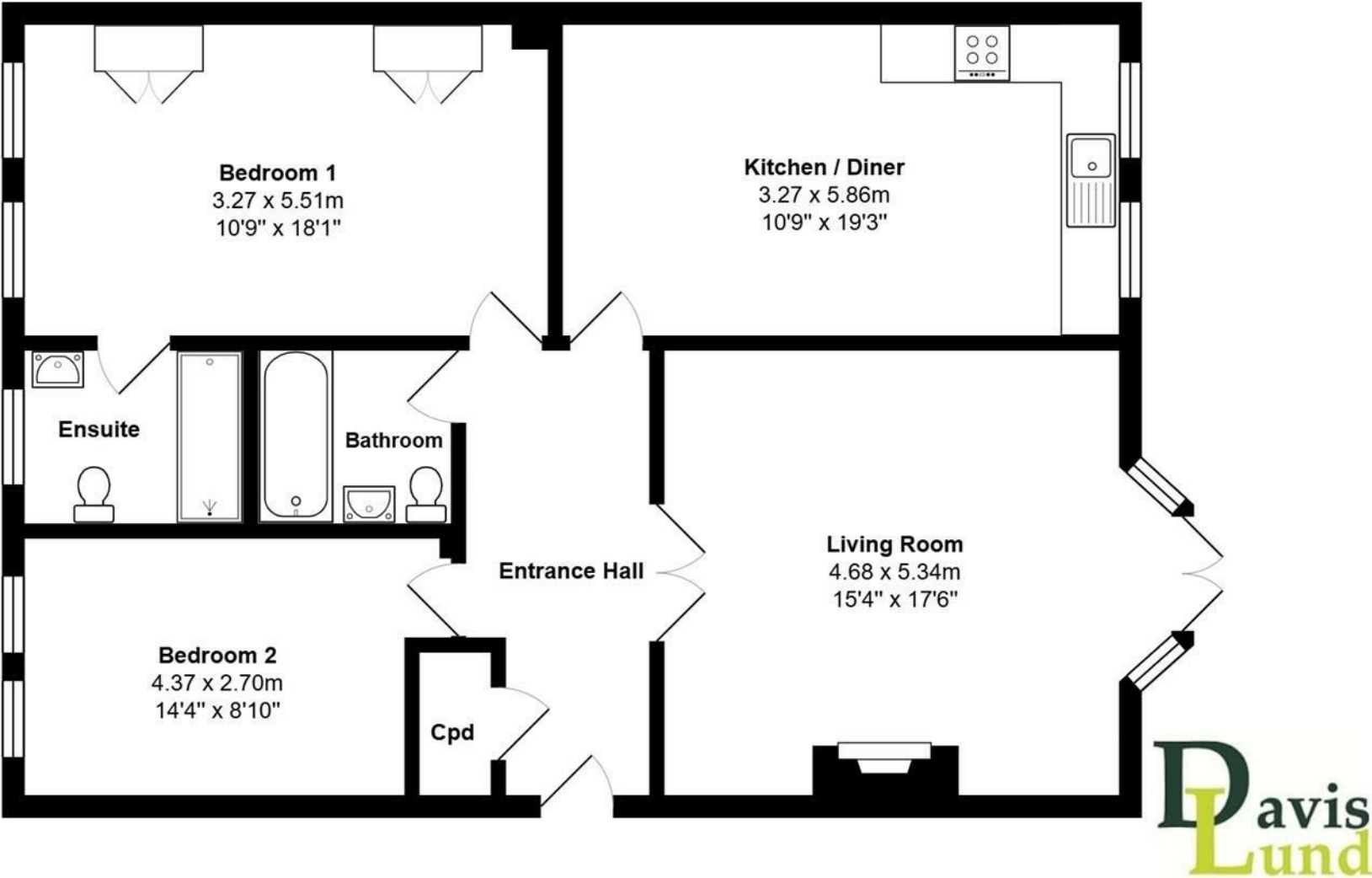
Externally the property benefits from a lovely patio and stocked flowerbeds, providing a seating area with idyllic views over the river Skell. Parking is available in the communal carpark, which has gated access, whilst a single garage is also situated in a block.

Offered to the market with no onward chain, this lovely apartment is sure to appeal to a variety of purchasers and an early viewing is advised.





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

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