





Accommodation

A neatly presented and freshly decorated two bedroom terraced house, offering spacious and versatile accommodation, whilst also just a short walk from Ripon city centre.

Located in a small cul-de-sac, the house occupies a handy location close to the city centre, with Ripon's array of amenities readily available, plus the bus station, including access to the 36 bus route to Harrogate and Leeds. Located on a sought after street, there are three supermarkets within walking distance, whilst the Ripon bypass is also only moments away.

On the ground floor the main entrance door leads into the good size living room, there is a kitchen with a range of modern units and further understairs storage and fitted storage cupboard. The rear hallway offers stairs rising to the first floor, a storage cupboard and access door to the courtyard. The fully tiled house bathroom completes the downstairs layout, fitted with a white suite including a bath with shower over. To the first floor there is a landing with loft access, two double bedrooms, one with a fitted storage cupboard housing the gas central heating boiler, both rooms offering large windows, giving a light and airy feel.

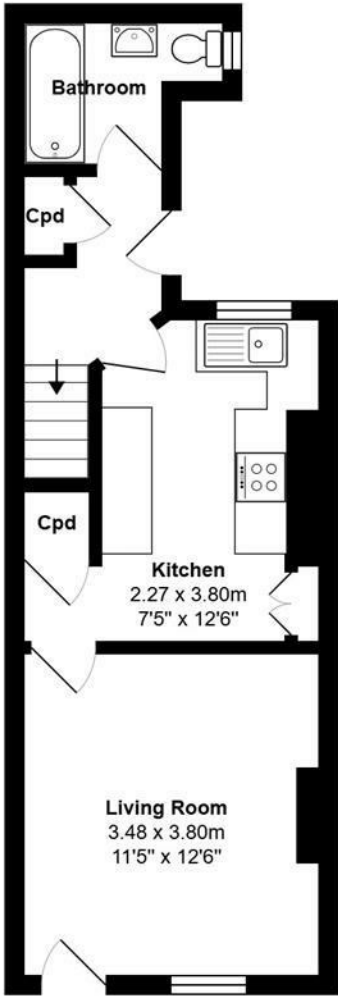
Externally, there is a gravel area which provides off-street parking for a compact car and a small courtyard to the rear, which offers handy bin storage and access from the back lane. The property also benefits from double-glazing throughout and gas central heating.

Offered for sale with no onward chain, the property is sure to be of interest to a range of potential purchasers and an early viewing is advised on this sought after home.

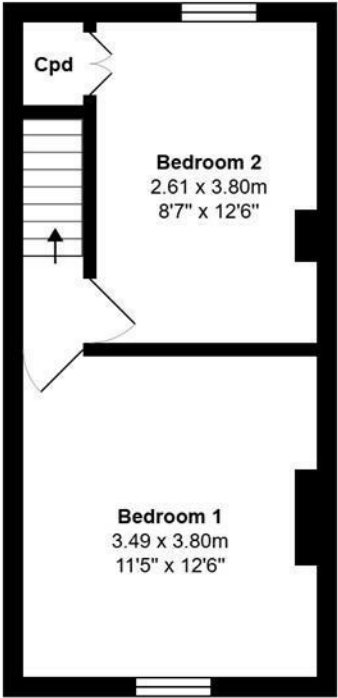




Floorplan



Ground Floor



First Floor



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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