





Accommodation

A charming Grade II listed cottage, nestled in the heart of Ripon, boasting a newly refurbished interior. The property is offered to the market with tenants in situ until September and no onward chain.

The property has been fully renovated by its current owner, and now offers accommodation arranged over 3 floors with a stylish kitchen, shower room and two double bedrooms. Other works include: a new boiler with a 10-year warranty, a complete rewire, chimney repointing, a relined roof, walls lined and insulated, and new wooden heritage double glazed windows.

Occupying a central location just seconds from the city centre, the property offers ease of access to an array of shops and amenities. The cottage is also ideally placed for a number of Ripon's schools, including the highly regarded Ripon Grammar School.

The property is accessed through a passageway to the rear, with an enclosed courtyard leading to the front door. Entering the property there is a welcoming entrance hall with stairs rising to the first floor. The ground floor offers a good-sized living room with original stone mantle and a part-tiled shower room which is fitted with a white suite, including large walk-in shower enclosure. Rising to the first floor, there is a landing with stairs to the second floor, neutrally decorated main bedroom and a stylish kitchen with space for a small dining table. The kitchen is fitted with a range of modern units and appliances including a fridge-freezer, induction hob and dishwasher. The second floor boasts a further well-proportioned double bedroom and a cupboard providing handy storage.

There is a small, enclosed courtyard to the rear of the property with fenced and walled boundaries, access to the front door, and a lovely space for potted plants. An annual residents' parking permit can be purchased from the council, allowing long-term parking outside the house and the surrounding area. The property also benefits from gas central heating and double glazing throughout, which aids good energy efficiency for a period property.

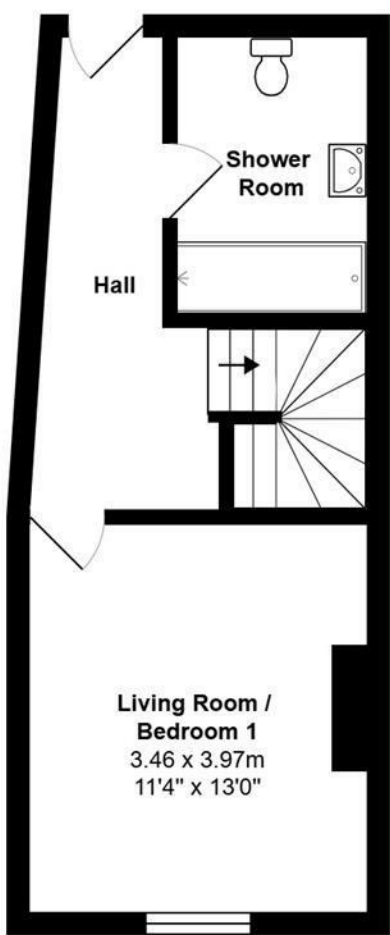
Ideally located for access to shops and amenities, the property is a must to view to appreciate the charm and character on offer, an early viewing is advised.



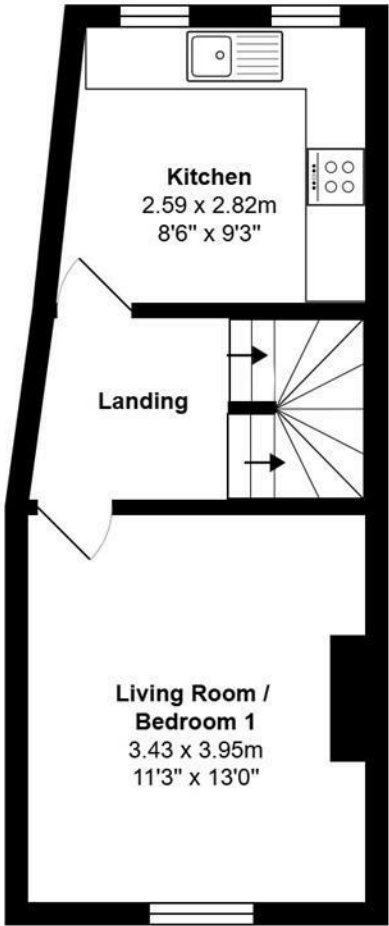


Floorplan

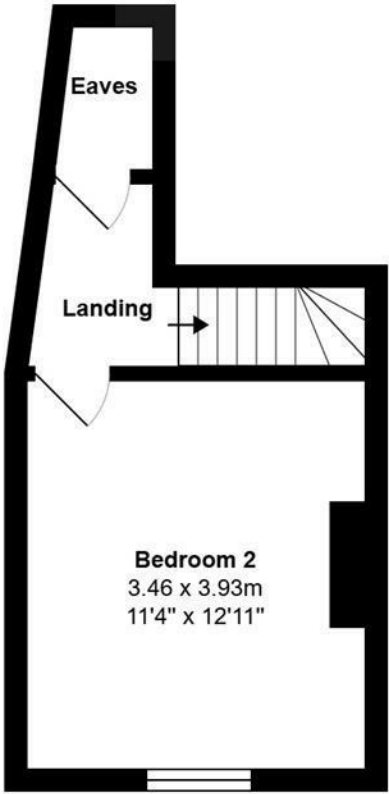
Davis
Lund



Ground Floor



First Floor



Second 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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

