

Davis
Lund

Palace Road
Ripon
North Yorkshire
HG4 1ET

Offers Over £350,000





Accommodation

A spacious and beautifully presented mid terrace townhouse, situated on a small development of just four houses and enjoying a handy central location. The property has been much improved by the current owner and it now offers an immaculately presented and homely interior, whilst also offering versatile family living.

The house reveals accommodation arranged over four floors, being both particularly spacious and flexible in equal measure, with approximately 1800 square foot of floor space in total, including the integral garage. The lower ground floor rooms and garage could easily be converted to create an annexe with separate rear access, ideal for incorporating a relative or for rental, subject to necessary consents.

This lovely property could not be more conveniently placed, just seconds from the centre of Ripon, meaning an array of amenities are available on the doorstep, whilst is also perfectly placed for Ripon's highly regarded secondary schools, including the Ripon Grammar School.

To the ground floor there is an entrance hall with cloakroom/WC, living room with large bay window and double doors leading to the open plan kitchen/diner, fitted with a range of modern units and integrated appliances. Stairs lead down to the lower ground floor, where there is a utility room, study/snug with bi-fold doors and the large garage, which runs the full depth of the house. To the first floor there is a landing with storage cupboard, two double bedrooms and the house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over. On the top floor there is a landing and two further good size double bedrooms, one with ensuite facilities and the other with a large storage cupboard.

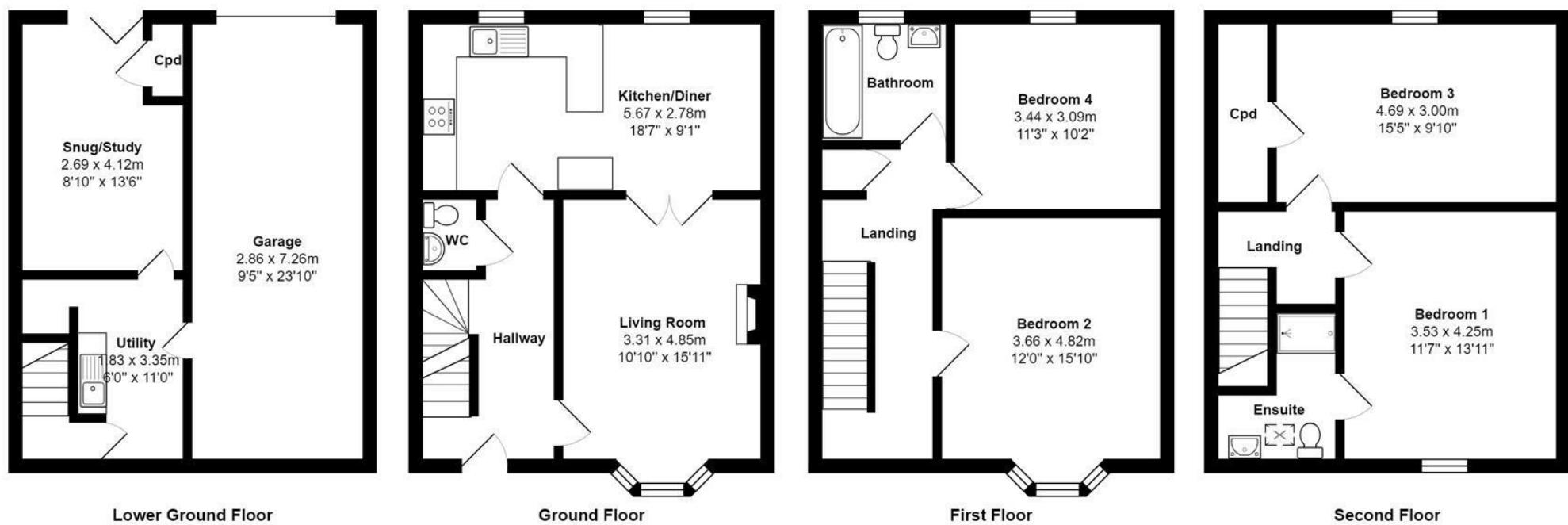
Externally there is a small low maintenance garden to the front of the house, with pathway to the front door. Vehicle and pedestrian access is available through the archway, to the lower ground floor. A block paved area provides parking, whilst it would also suit an outside seating area, should the new owner(s) wish.

An internal appraisal is essential to appreciate the space and flexibility on offer, with this chain free home.



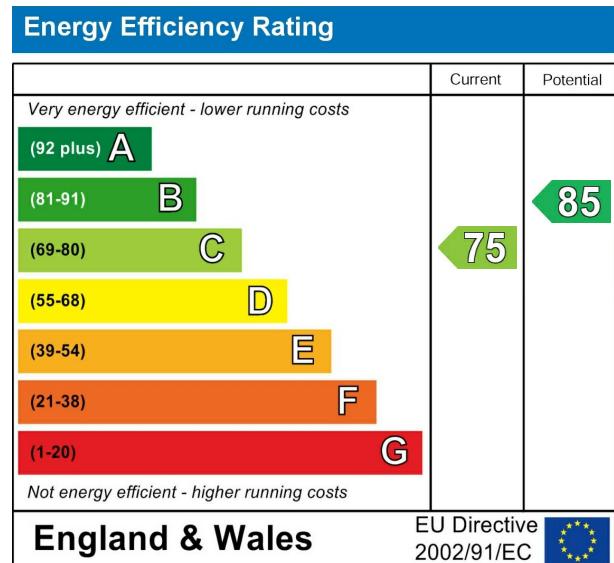


Floorplan





EPC



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

