Davis Lund

Princess Road
Ripon
North Yorkshire
HG4 1HW
Guide Price £145,000











Accommodation

A neatly presented and conveniently located two-bedroom end-terraced property, situated within a sought-after residential area on the north side of Ripon. Offered to the market with no onward chain, the property is sure to appeal to a variety of purchasers.

The property has been lovingly maintained and partially refurbished by its current owner, with new carpets and some redecoration throughout. Whilst there is scope for further modernisation in certain areas, this presents an excellent opportunity for a purchaser to put their own stamp on the property and tailor the accommodation to their personal tastes.

Ideally positioned just a short walk from the city centre, the property benefits from a wealth of amenities nearby, including two supermarkets within a minute's walk. There is also convenient access to the Ripon bypass and beyond, making this an ideal location for commuters.

Entering the property, a porch leads to the living/dining room, with stairs rising to the first floor and a large window flooding the room with natural light. The kitchen is fitted with a range of units, oak-effect laminate flooring and a selection of appliances, including a freestanding electric cooker, extractor fan, stainless steel sink and washing machine. To the first floor, the landing provides access to the loft space and leads to the generous main bedroom, complete with a useful storage cupboard, a further well-proportioned single bedroom and the family bathroom. The bathroom is part-tiled and fitted with a white suite, including a bath with an electric shower over. The property is double glazed throughout and benefits from electric storage heaters.

Externally, a shared driveway provides access to the property, with designated parking to the rear. The fully enclosed rear garden has been designed with low maintenance in mind and is predominantly paved. A timber-built shed provides useful outdoor storage.

Offering plenty of potential in a convenient location, this charming home is a must view to appreciate the accommodation on offer.

Agent Note - In accordance with Section 21 of the Estate Agent Act 1979, we declare that the vendor of this property is related to a member of staff at Davis & Lund.









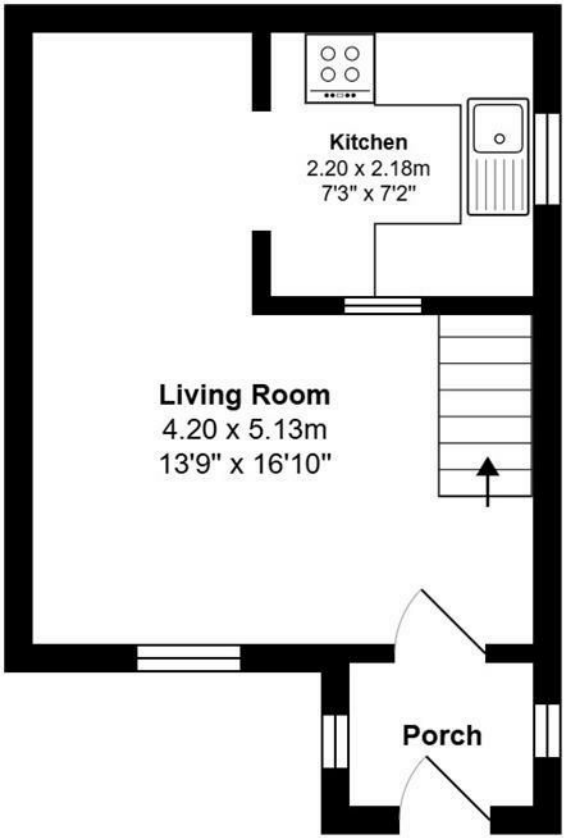




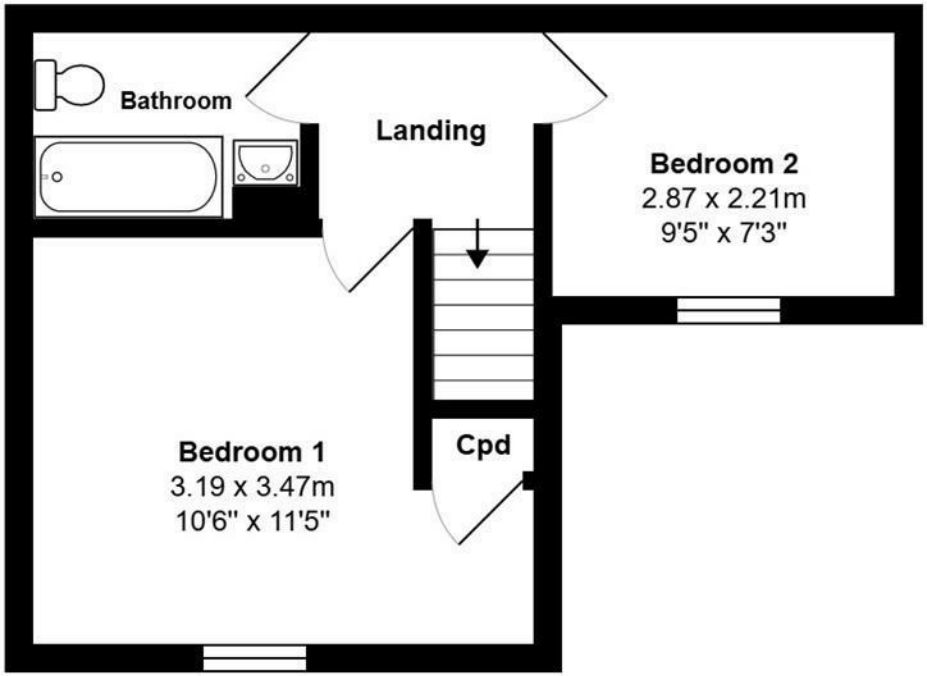




Floorplan



Ground Floor



First Floor

Davis Lund

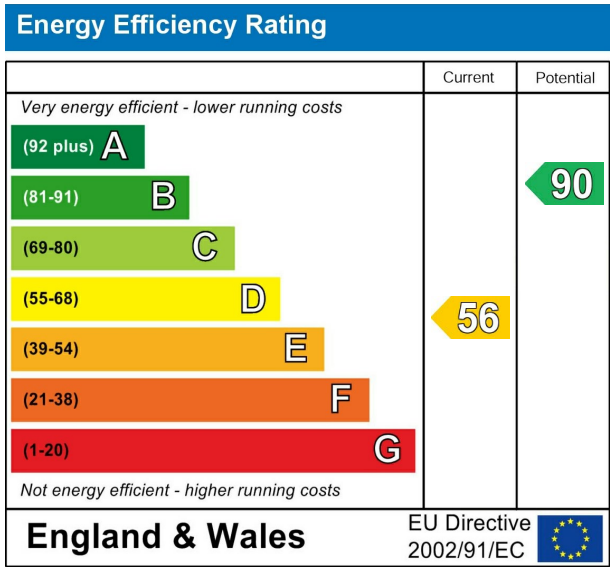


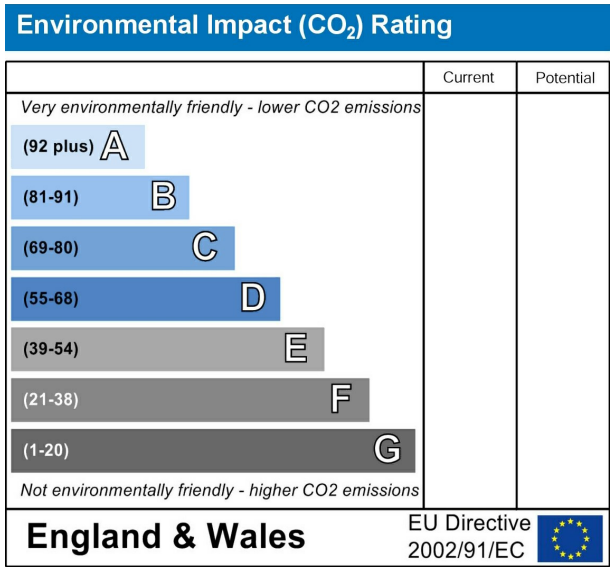






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