





Accommodation

A well presented one bedroom cottage, situated in the centre of Ripon, being just a few seconds walk to the city centre and ideally located for all of Ripon's shops and amenities.

Tucked away from the main road, the cottage enjoys a courtyard setting, whilst being neutrally decorated throughout.

To the ground floor the property offers a living room with under stairs storage and stairs rising to the first floor, plus a kitchen which is fitted with a range of units and also houses the gas central heating boiler. To the first floor there is a small landing, double bedroom with exposed beams, study/dressing room and the house bathroom, which is fitted with a white suite, including a bath with shower over.

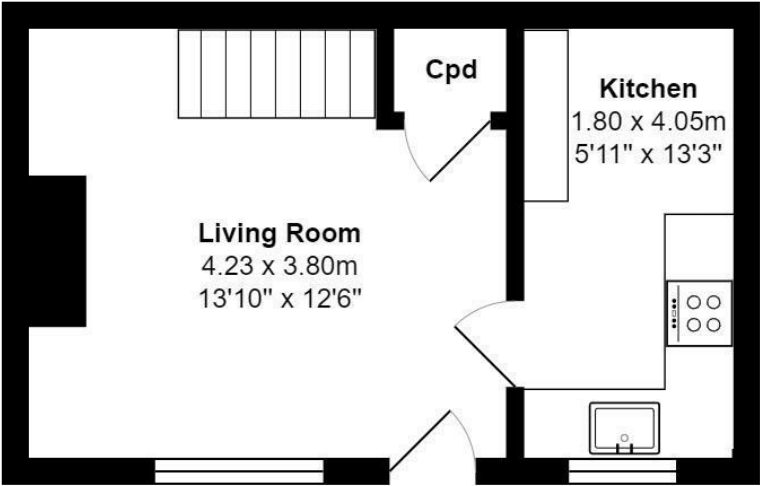
The cottage offers ease of access to a range of amenities, whilst the bus station is also just a short walk away, giving regular transport links to Harrogate and Leeds.

Sold with no onward chain and no doubt attractive to first time buyers, the property is also sure to be interest to purchasers looking to downsize, whilst it would also make an ideal buy to let and it has indeed been a successful rental for many years.

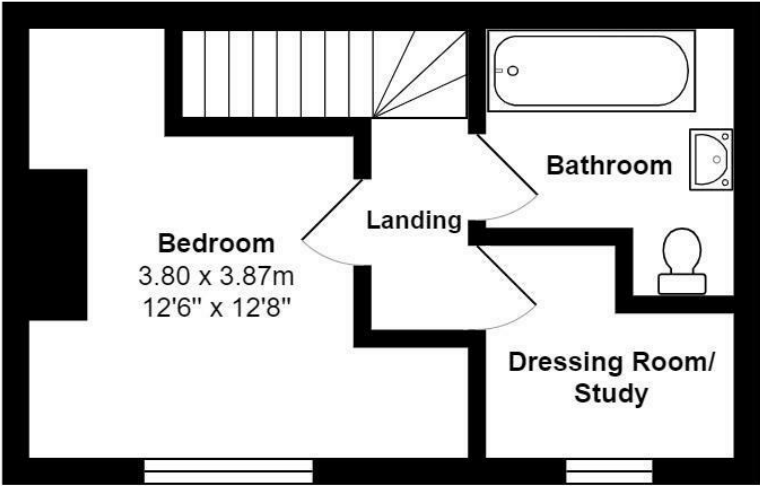




Floorplan

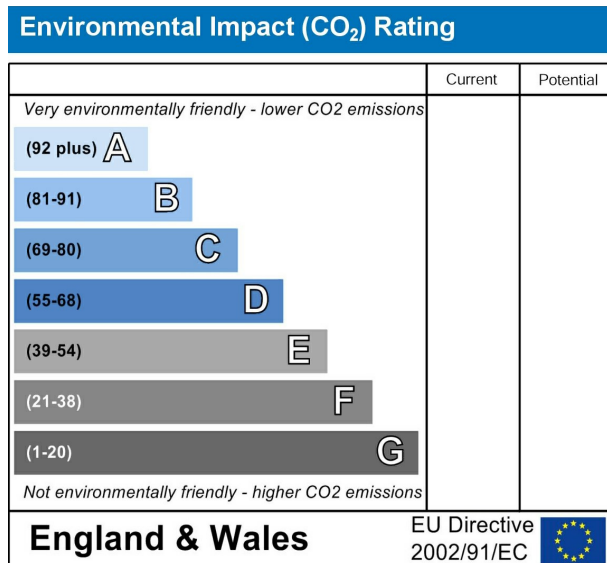
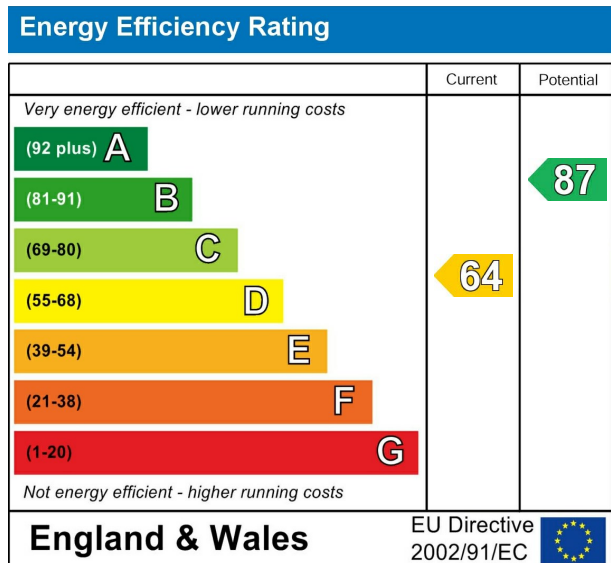


Ground Floor



First Floor

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.

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