

Davis
Lund

Claro Road
Ripon
North Yorkshire
HG4 1QB
Guide Price £180,000





Accommodation

A much loved three bedroom terraced house, revealing a spacious interior, off street parking and a fantastic size rear garden. This lovely family home offers great value for money and it is sure to be of interest to first time buyers, whilst it does now offer the opportunity to update in areas to personal taste.

The property occupies a handy location with ease of access to the city centre and all of Ripon's shops, restaurants and amenities. The house is also located close to the Ripon Leisure centre, which now houses the new swimming baths. The property is ideal for walkers, with lovely riverside and canal side walks close by, whilst there is even a play park around the corner.

On the ground floor there is an entrance hall with stairs rising to the first floor and access to the living room, with an electric fire and understairs storage cupboard. There is a kitchen/diner to the rear of the house, with a range of fitted units and the modern gas central heating boiler. A pantry offers further storage, whilst there is a WC and rear hall, with access to the garden. To the first floor there is landing with loft access hatch, three good size bedrooms and the modern part tiled bathroom, fitted with a white three piece suite, including a bath with shower over.

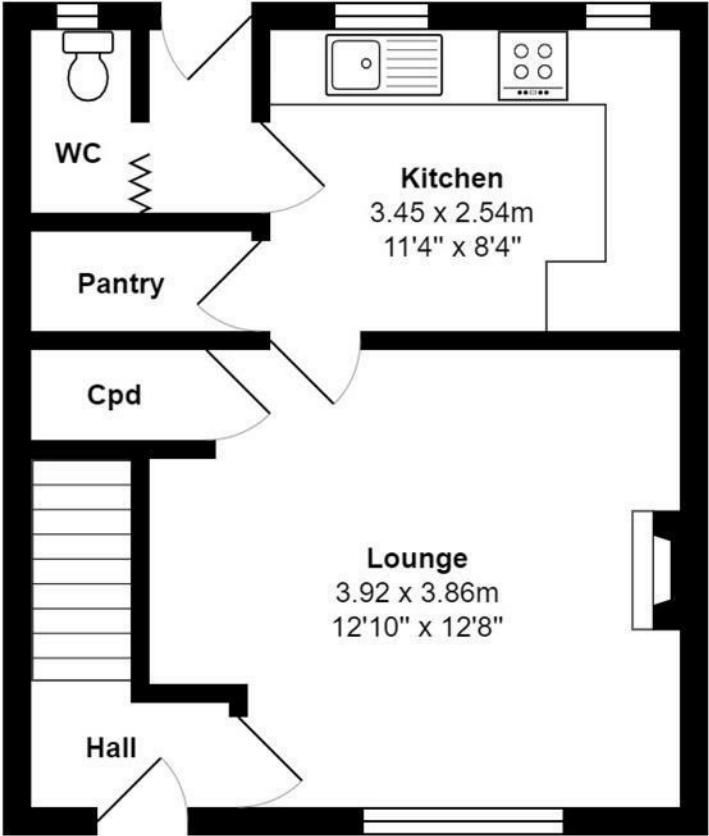
Externally there is a parking space to the front of the house, whilst access is available to the lovely enclosed rear garden. The garden is a great size and mainly laid to lawn, somewhat of a blank canvass for the new owner(s).

This deceptively spacious house is sure to appeal to a variety of purchasers, it is a must to view and an early viewing is advised.

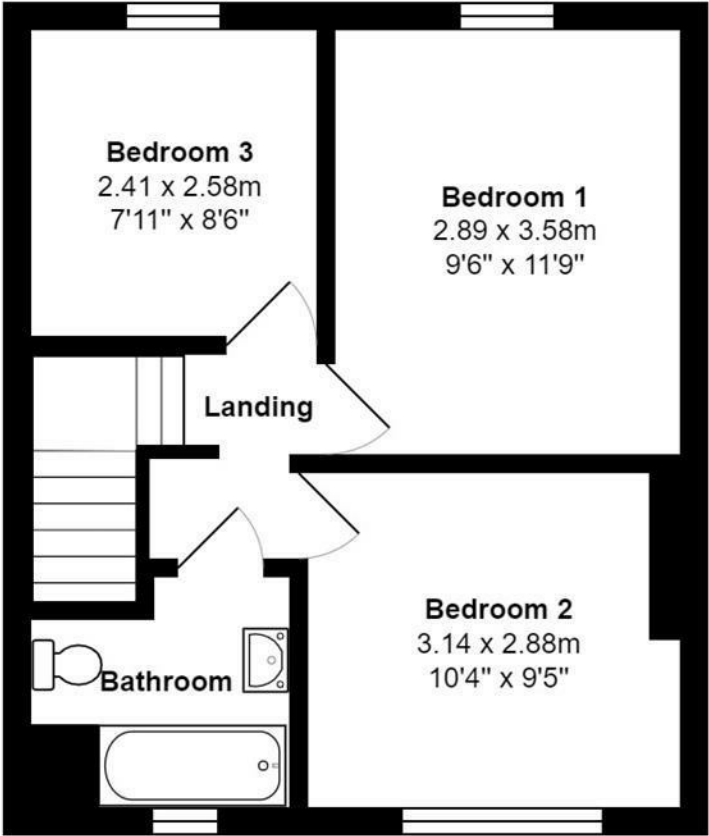




Floorplan

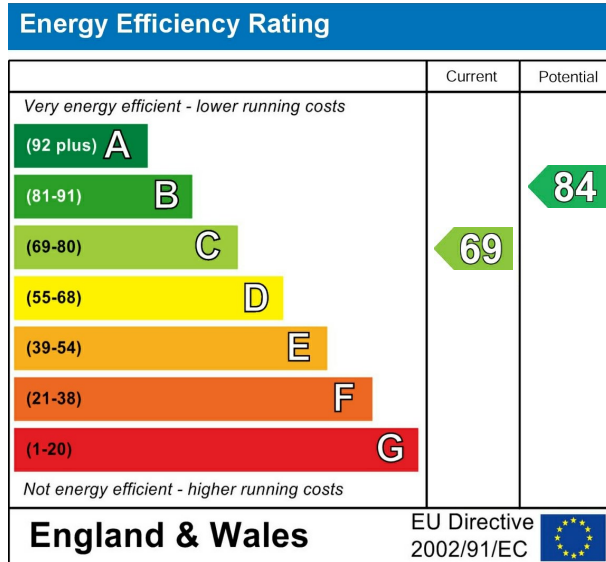


Ground Floor



First Floor

EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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