







## **Accommodation**

A modern and neatly presented inner townhouse, revealing spacious and flexible accommodation, arranged over three floors and extending to almost 1300 square foot in total. The accommodation is also very flexible, not least the good size dining/family room to the ground floor, ideal for family life. The property is situated on a highly sought after development and it is set in the former college grounds, being tucked away in a small cul-de-sac, which makes for a lovely setting.

Externally the property benefits from an enclosed rear garden, whilst a single garage and parking are also available. The house is also perfectly placed for Ripon's highly regarded secondary schools, including the Ripon Grammar School. Just a short walk from the city centre, the house also offers ease of access to an array of shops and amenities.

To the ground floor there is a spacious entrance hall with cloakroom/WC and understairs storage cupboard, dining/family room with double doors from the hallway, plus the kitchen/diner, fitted with an extensive range of wall and base units with integrated appliances and double doors leading to the rear garden. To the first floor there is a landing with storage cupboard, L shaped living room with two windows and an electric fire, plus the main bedroom with an en-suite shower room and range of fitted wardrobes. To the top floor there is a further landing with loft access, three bedrooms, two of which are doubles and all of which have fitted storage, plus the house bathroom, part tiled and fitted with a white three piece suite.

Externally there is a small low maintenance garden to the front of the house, with pathway leading to the front door. Whilst to the rear of the house, there is a lovely enclosed garden, with fenced boundaries and access gate from the rear. The garden is finished with a mix of patio and turf, whilst a shed provides handy storage. A garage is also available to the side of the house.

Offered for sale with no onward chain, an early viewing is advised on this sought after home.

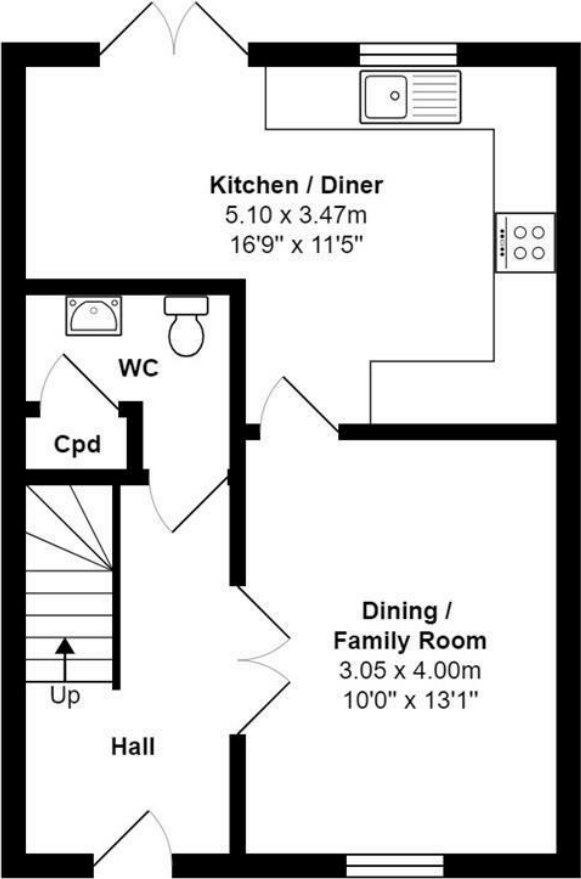




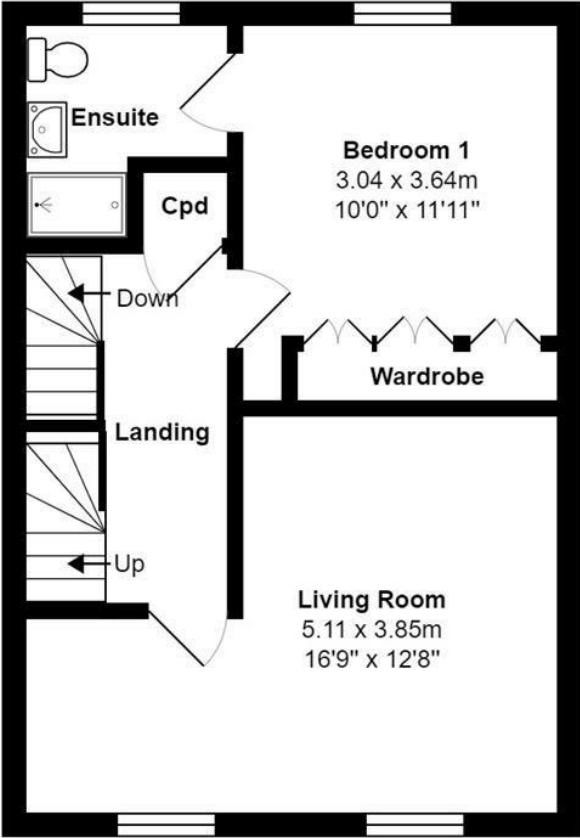




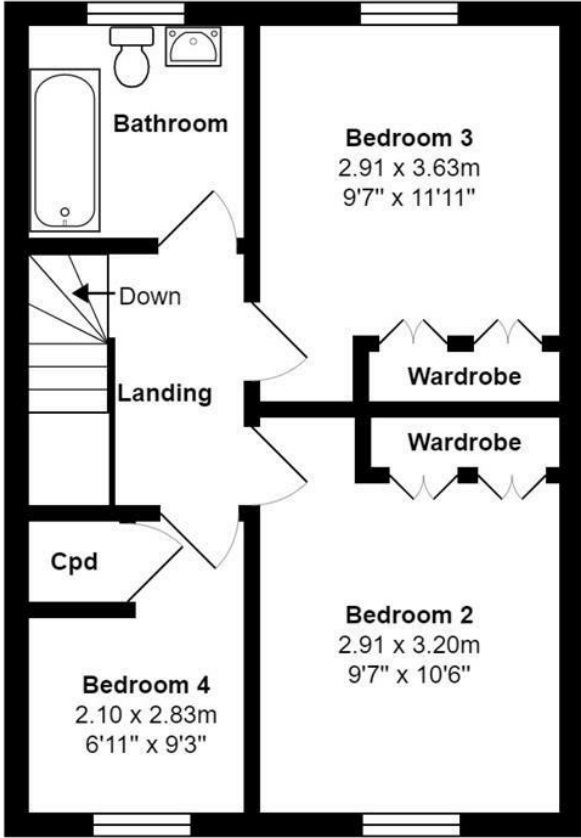
Floorplan



Ground Floor



First Floor

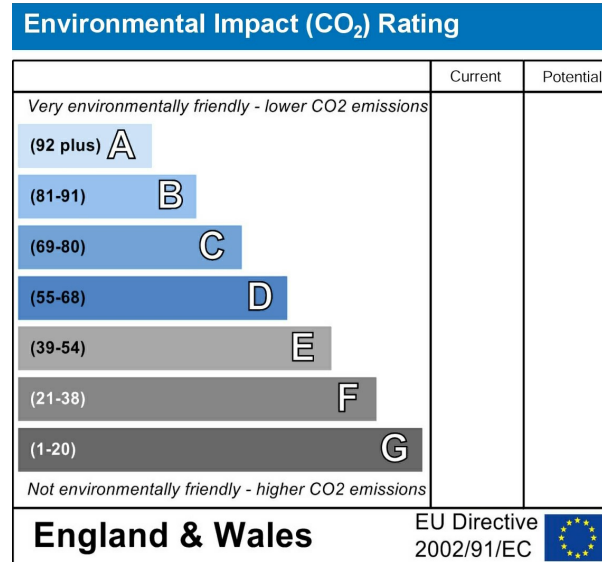
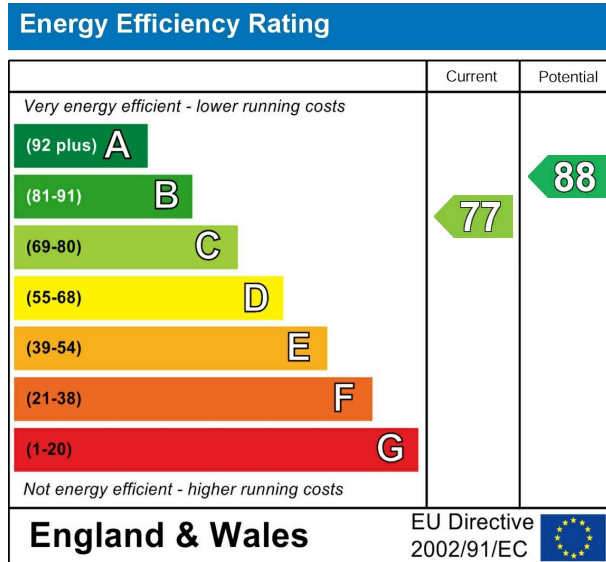


Second Floor





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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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