





## **Accommodation**

ATTENTION BUY TO LET INVESTORS - A well presented two double bedroom ground floor apartment, 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 apartment enjoys a courtyard setting, whilst being neutrally decorated throughout.

On the ground floor, the apartment offers two entrance doors, leading into the private entrance hall, with access to the good size living room and kitchen, which is fitted with a range of units. There are two double bedrooms (one with a fitted storage cupboard) and the bathroom, which is fitted with a white suite. Externally there are communal, low maintenance gardens.

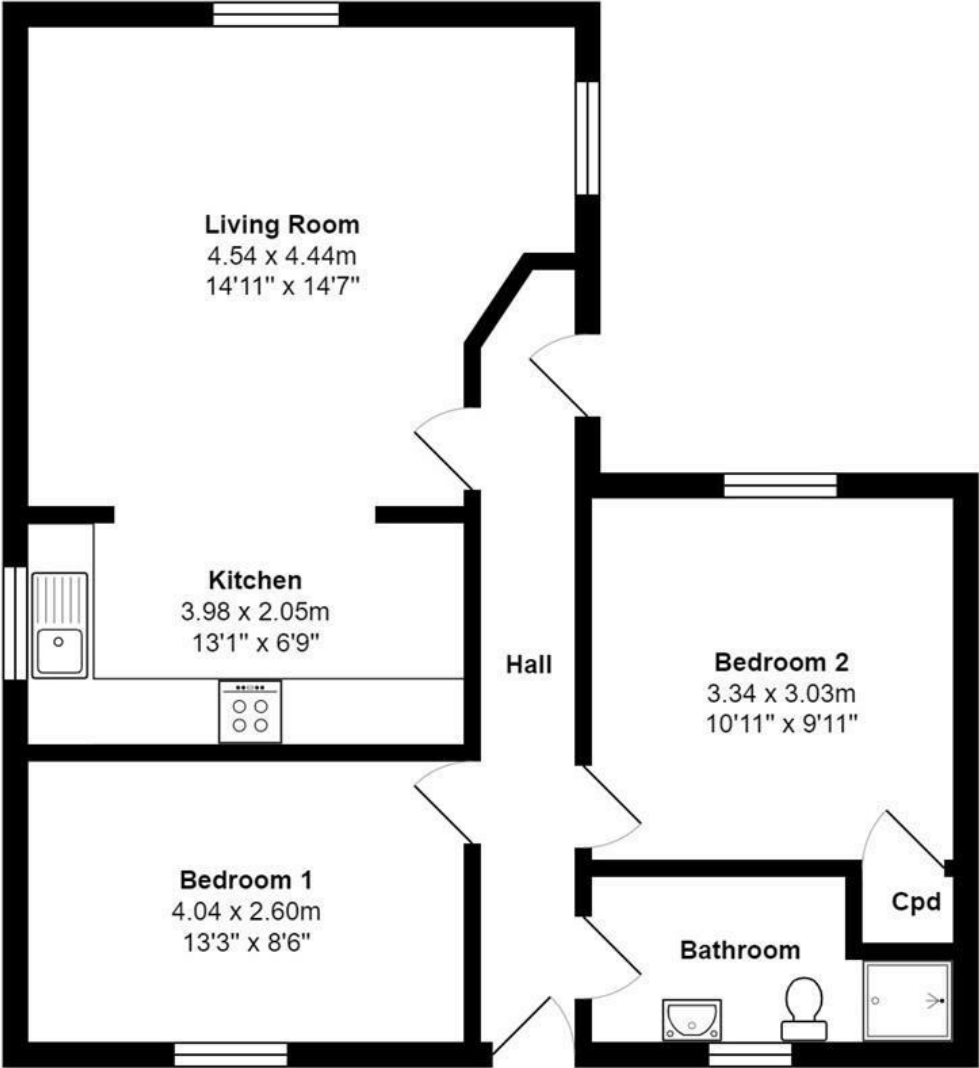
The apartment offers ease of access to a range of amenities, whilst the bus station is also just a short walk away, giving regular transport links to Harrogate and Leeds.

Sold with no onward chain and with a tenant currently in place, the property makes an ideal buy to let, returning a strong yield and with instant income potential.

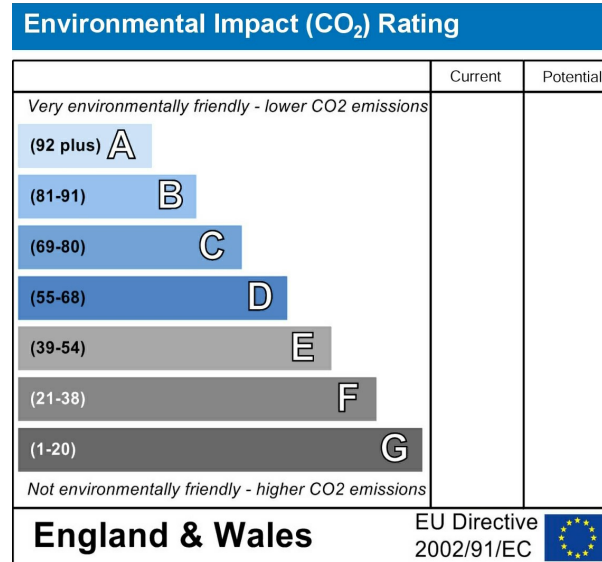
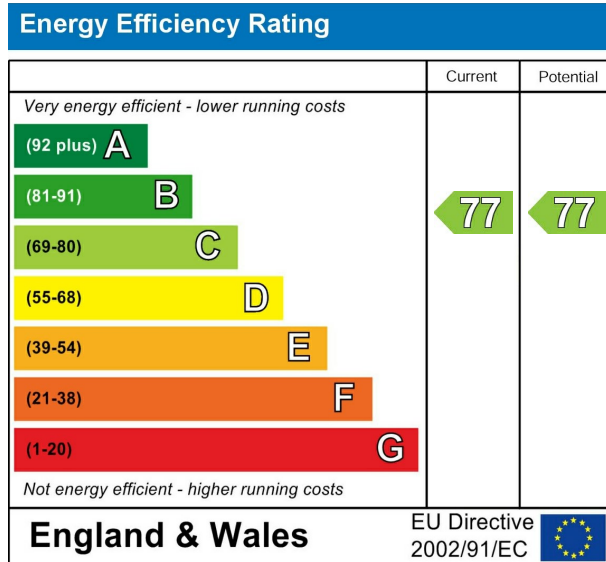
Lease details and charges TBC. No parking is offered with the apartment.



Floorplan



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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