

**D**avis  
**L**und

Riverside House  
Williamson Close  
Ripon  
HG4 1AZ

Guide Price £130,000





## **Accommodation**

A spacious and beautifully presented two bedroom apartment, having just been newly decorated and recarpeted, whilst also offering a handy central location. Riverside House is a stylish development, exclusively for over 55s (at least one occupant must be 55 or over) and offering independent retirement living.

The apartment has been meticulously maintained, being neutrally decorated and feeling light and airy, ideal for a purchasers looking for a turn key property they can move straight into.

The development is well kept and very welcoming, residents also have use of a communal lounge area, should they wish, whilst laundry facilities are also available. The apartment is approached by a communal entrance hall, with manager's office and lift to all floors. The apartment itself comprises a generous entrance hall with two storage cupboards (one housing the hot water system), living room with double doors and a Juliet balcony, whilst there is also space for a dining table. The kitchen comes fitted with a range of units, incorporating some integrated appliances. There are two bedrooms (main bedroom with fitted wardrobes) plus the modern fully tiled shower room, fitted with a white suite incorporating a large walk in shower cubicle. The property is double glazed, whilst modern more energy efficient electric heating has been fitted.

Externally the building enjoys an extensive river frontage, with beautifully kept communal gardens, whilst private disc parking is also available.

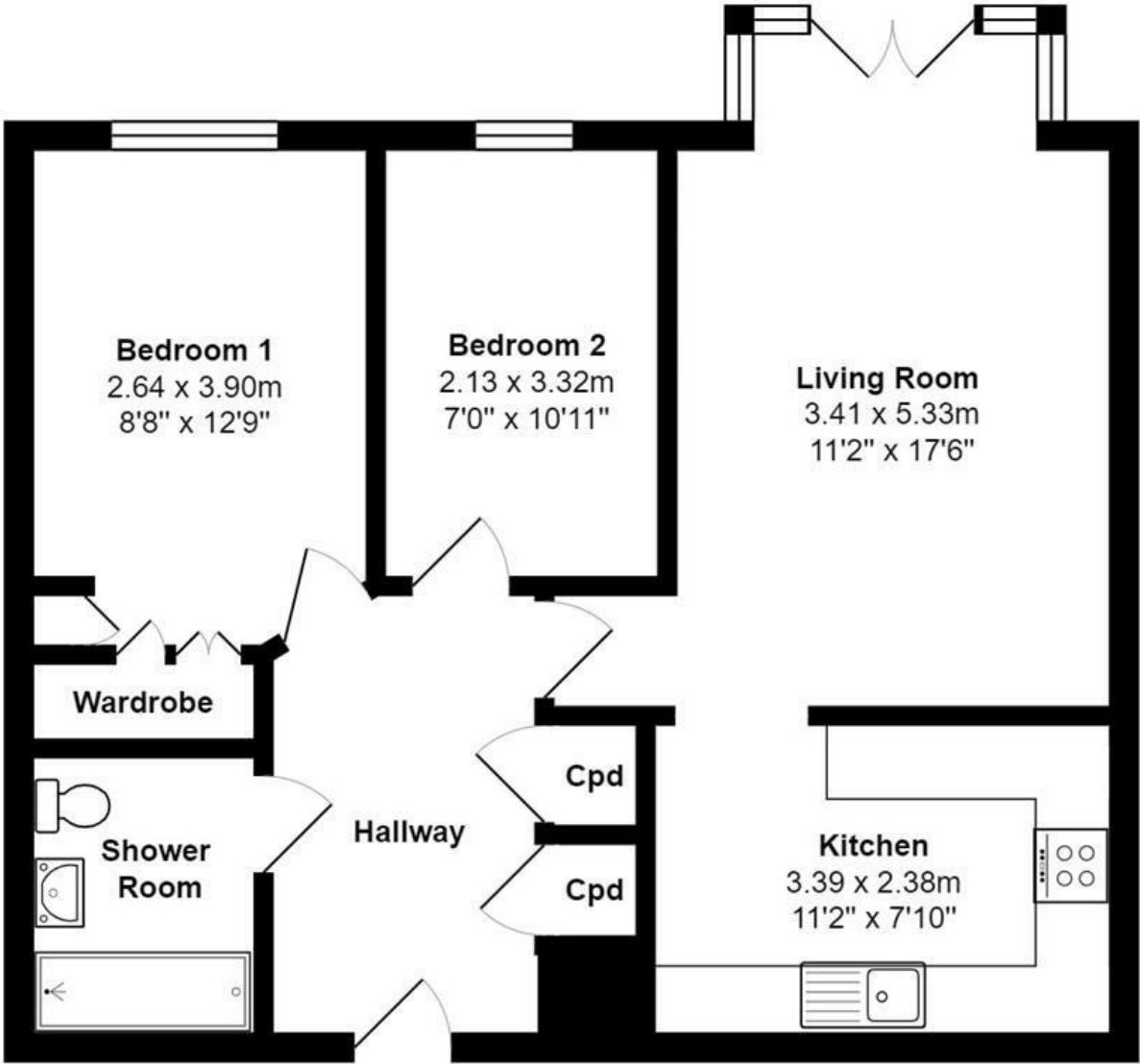
Situated just a short walk from the city centre and the array of amenities Ripon has to offer, the 36 bus route also runs close by, running a regular timetable to Harrogate and Leeds.

Offered for sale with no onward chain, a viewing is advised to appreciate the lovely setting and space on offer with this delightful apartment, which is offered or sale with no onward chain.



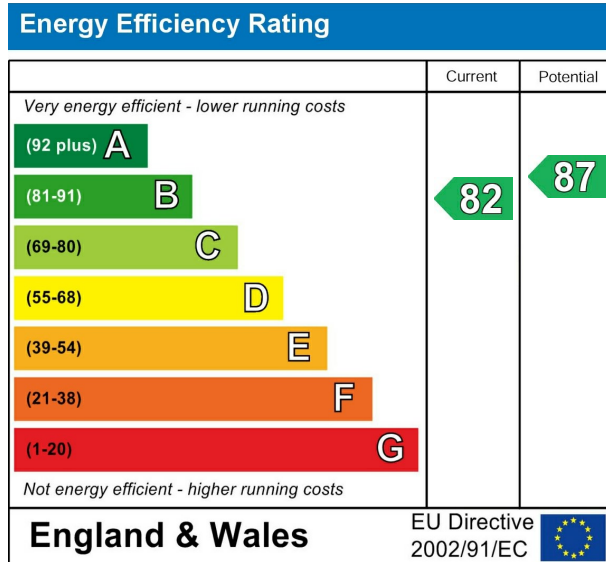


Floorplan





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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