

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

Newby Street  
Ripon  
Ripon

HG4 1QH

Guide Price £200,000





## **Accommodation**

A stylishly presented two bedroom terraced house, situated in a sought after residential area and offering a lovely low maintenance rear garden. The house reveals very deceptive and extremely spacious accommodation throughout, with large living spaces and two good size bedrooms, plus further attic space.

Situated just minutes from the city centre, the house is ideally placed for access to an array of shops and amenities, whilst transport links are also readily available, including the A1 and regular 36 bus services to Harrogate and Leeds.

The accommodation is immaculate and well maintained throughout, with gas central heating and double glazing. To the ground floor there is an entrance hall with stairs rising to the first floor, cosy living room with wood burning stove, a fantastic size open plan kitchen/diner/family room, fitted with a range of units and further under stairs storage. On the first floor there is a small landing, good size main bedroom with further staircase leading to the loft space, second bedroom and the fully tiled house bathroom, fitted with a white suite, including a bath with glazed screen and shower over. To the top floor there is the loft space, with a skylight and access to the handy eaves storage.

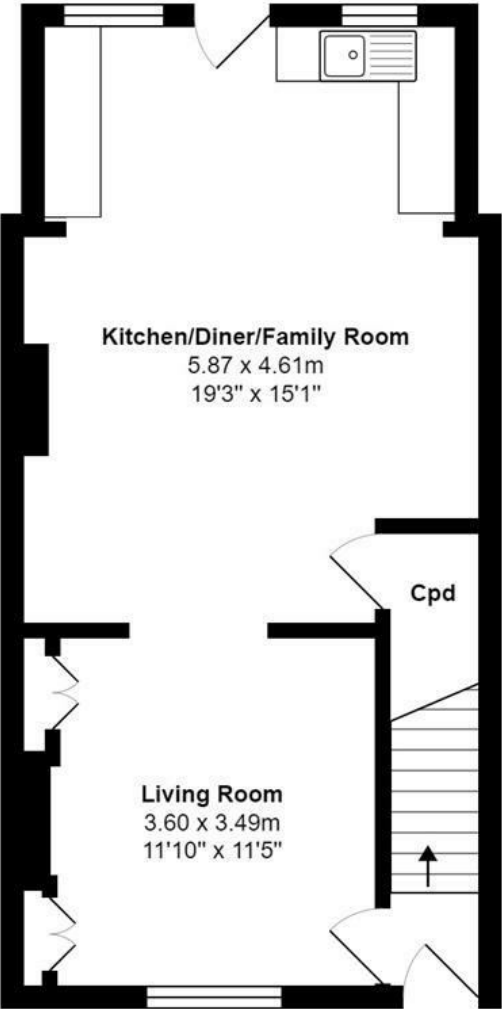
Externally there is an enclosed garden to the rear of the house, designed with ease of maintenance in mind and offering a high level of privacy, with a paved patio and artificial turf. A gate leads to the rear passageway, with access back to the street. On street parking is available, on a first come first served basis.

Offered for sale with no onward chain, an early viewing is advised on this lovely home, which is ready to move into and sure to be of interest to a range of purchasers.

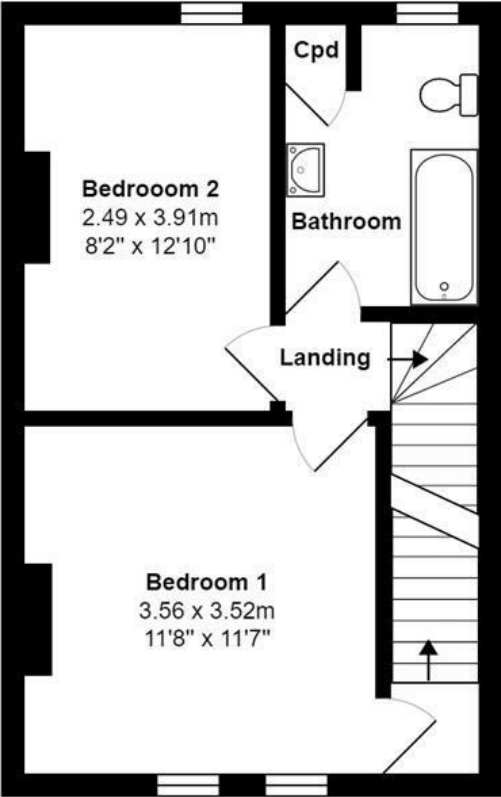




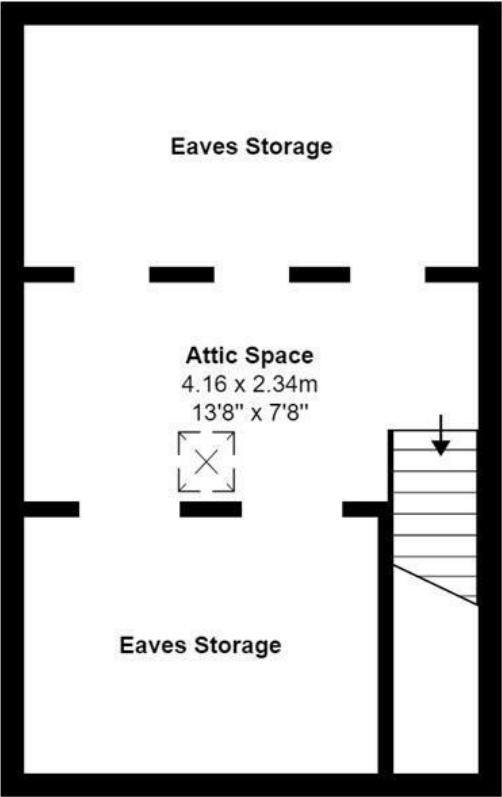
Floorplan



Ground Floor

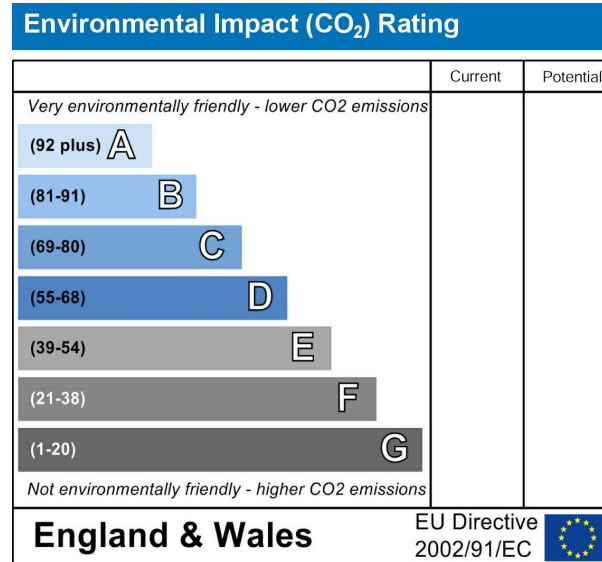
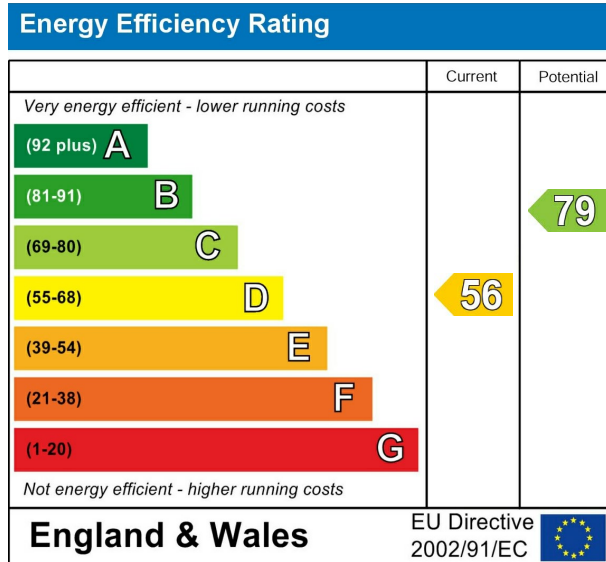


First Floor



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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