

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

Canal Wharf  
Ripon  
North Yorkshire  
HG4 1AQ

Guide Price £340,000





## **Accommodation**

Situated on a small and highly regarded development, this spacious and beautifully presented three storey town house occupies an idyllic waterside setting.

Immaculately presented throughout, the accommodation feels light and airy, whilst the balcony makes the most of the lovely canal views and provides a great space to sit out.

Situated just seconds from the city centre, the property 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. Ease of access to the Ripon bypass offers further appeal, whilst the handy location also offers countryside walks on your doorstep.

On the ground floor there is an entrance hall, with access doors from both the front and rear of the property. Stairs rise to the first floor and the utility room offers space and plumbing for a washing machine, whilst also housing the gas central heating boiler. To the first floor there is a landing with fitted storage, the generous size open plan living/dining room, offering a double aspect and access to the balcony, whilst the recently refitted kitchen comes fitted with a range of stylish fitted units and integrated appliances. On the top floor there is a landing with loft access, the main bedroom with fitted wardrobes and a modern en-suite shower room, two further good size bedrooms and a house bathroom, fitted with a white suite, including a bath with glazed screen and shower over.

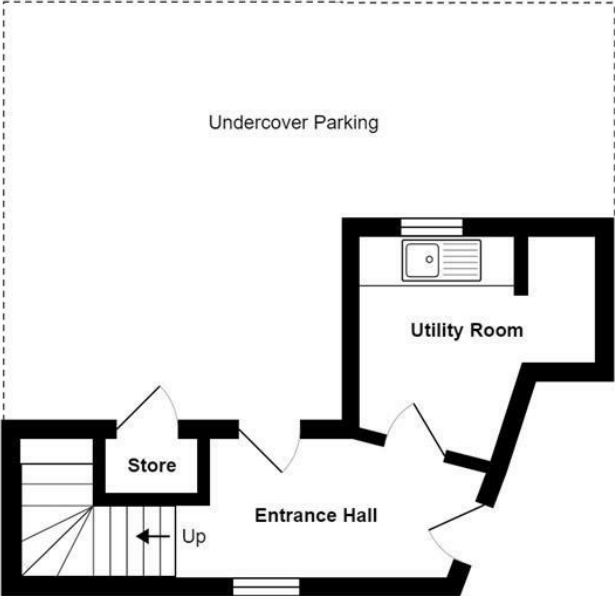
Externally there is covered allocated parking and a store, plus further visitor parking is available.

These highly desirable townhouses are rare to market and a viewing is advised to appreciate the space and lovely setting on offer.

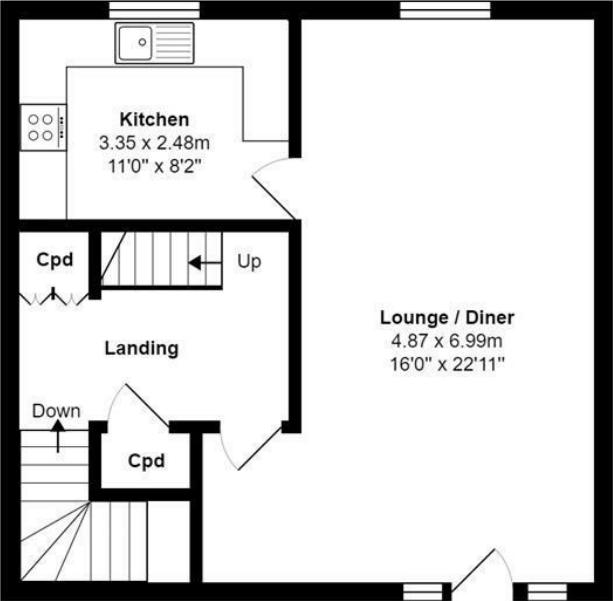




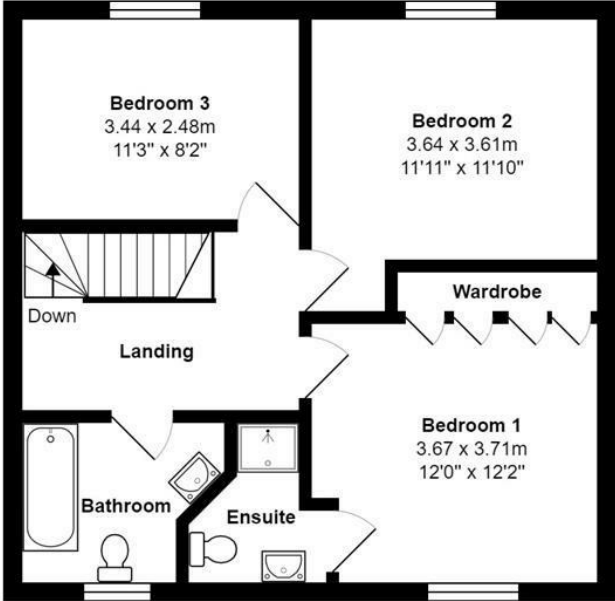
Floorplan



Ground Floor



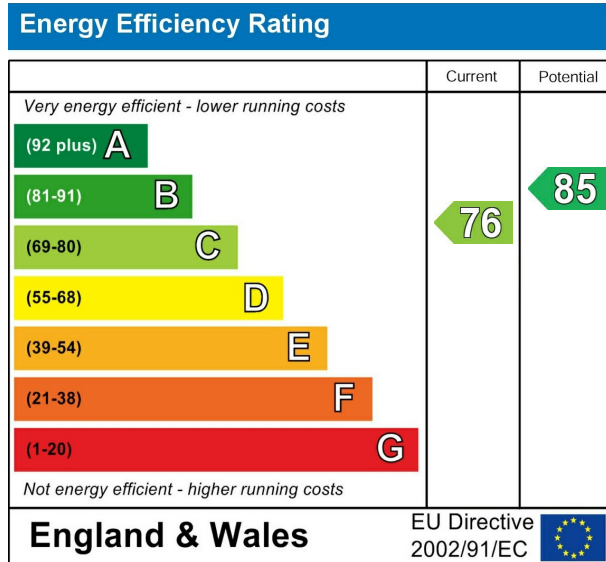
First Floor



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)

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