

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

Newby Street  
Ripon  
North Yorkshire  
HG4 1QH  
Guide Price £165,000







## **Accommodation**

Situated on a sought after street, this two bedroom terraced house reveals a deceptively spacious interior and endless potential. Now requiring some modernisation, this desirable home is sure to suit a range of buyers, not least first time buyers and those looking to down size, whilst it would also make a great buy to let investment. A number of neighbouring properties have also undergone a loft conversion to create further living space, all subject to necessary consents of course.

On the ground floor there is an entrance hall, with stairs rising to the first floor. Living room to the front of the house, fitted with a brick fireplace and stove (untested), whilst there is a great size open plan kitchen/diner to the rear. The kitchen comes fitted with a range of units, whilst an understairs cupboard adds further storage and access is available to the rear garden. There is also a utility room, with space and plumbing for a washing machine and dryer, plus fitted cupboards and worktop. To the first floor there is a landing with loft access, large main bedroom with fitted storage, a further good size second bedroom with a cupboard housing the gas central heating boiler and the house bathroom, fitted with a modern white suite, including a bath and separate shower cubicle.

Externally there is street parking available to the front of the house, on a first come first served basis. To the rear of the house, there is a low maintenance enclosed courtyard garden, with a brick built store. Beyond the courtyard, there is a lawned garden area, which could be further utilised. Pedestrian access is available along the lane, which runs to the rear of the terrace.

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.

Offered for sale with no onward chain, an early viewing is advised on this lovely home, which offers so much potential.



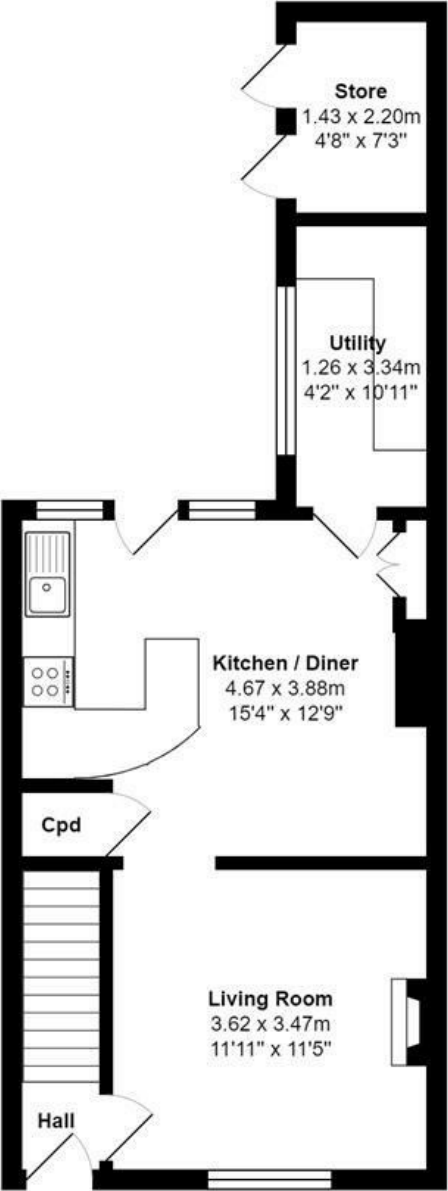




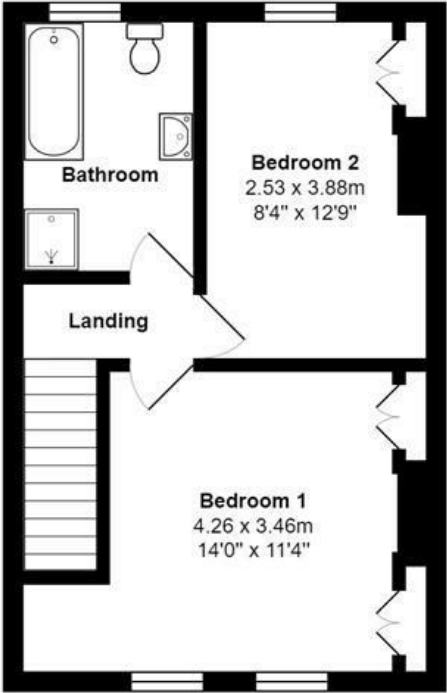




Floorplan



Ground Floor



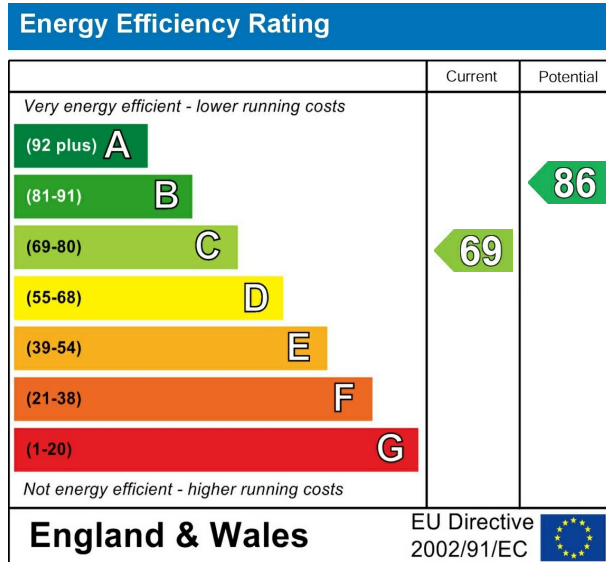
First Floor







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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