





ATTENTION BUY TO LET INVESTORS

A well presented and particularly spacious four bedroom 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, there is a communal door with an entry phone, leading to a communal hallway. On the first floor, a door leads to the private entrance hall, the first floor comprises an open plan kitchen living area, two bedrooms, bathroom which is fitted with a white suite including a bath with shower over and a handy under stairs cupboard. The apartment benefits from gas central heating and double glazing.

The second floor landing leads to two further bedrooms, an office/storage room and a second bathroom which is fitted with a white suite.

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.

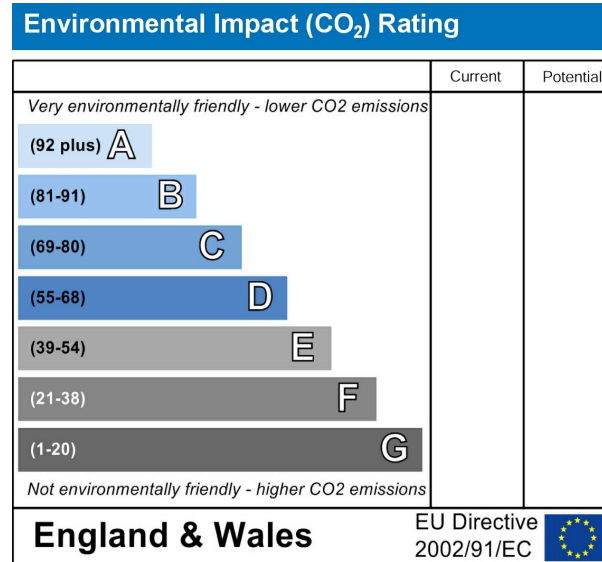
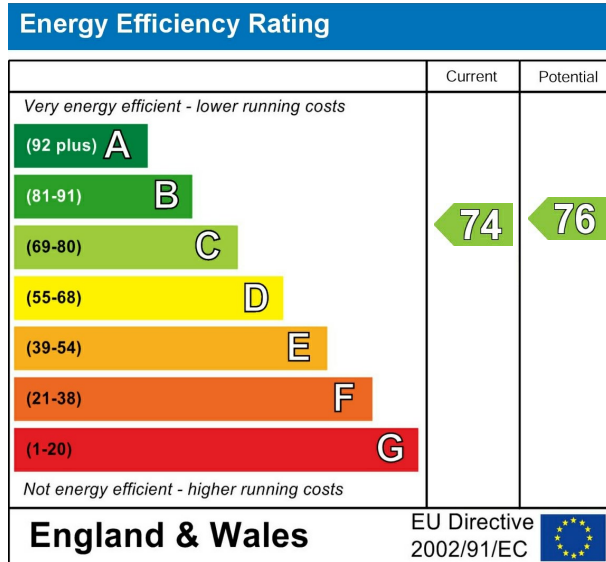
Lease details and charges TBC. No parking is offered with the apartment.

This property is in council tax band B.





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - 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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

