

Davis
Lund

20 Mawson Lane
RIPON
North Yorkshire
HG4 1PW
£900 PCM





Accommodation

Ground Floor

Entrance Hall

Half glazed entrance door, central heating radiator, stairs rising to the first floor, door into:

Living Room

Large double glazed window to the front elevation, wall mounted electric feature fire, central heating radiator, door into under stairs storage cupboard, further door into:

Kitchen/Diner

Double glazed window to the rear elevation and a glazed door leading to the rear garden, range of stylish wall and base units with contrasting rolled edge work surfaces and tiled splash backs, stainless steel sink with mixer tap, space and plumbing for washing machine, space for oven with stainless steel extractor hood (currently decorative) over, central heating radiator, cupboard housing central heating boiler.

First Floor

Landing

Loft access hatch, door into:

Bedroom 1

Two double glazed window to the front elevation, central heating radiator, cupboard housing hot water cylinder and providing linen storage.

Bedroom 2

Gas central heating radiator, double glazed window to the rear elevation.

Bathroom

Frosted double glazed window to the rear elevation, modern white suite comprising toilet, wash hand basin and bath with glazed shower screen and electric shower over, complimentary tiled splash backs, chrome heated towel rail, ceiling spotlights.

Outside

To the front of the property there is a good size open garden, mainly laid to lawn with a pathway leading to the front door and gate giving access to the rear garden.

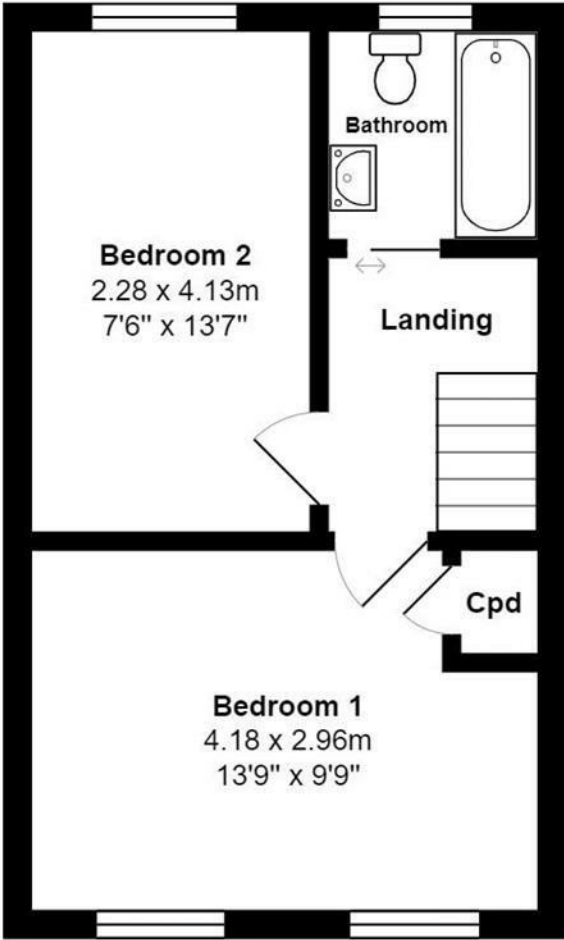
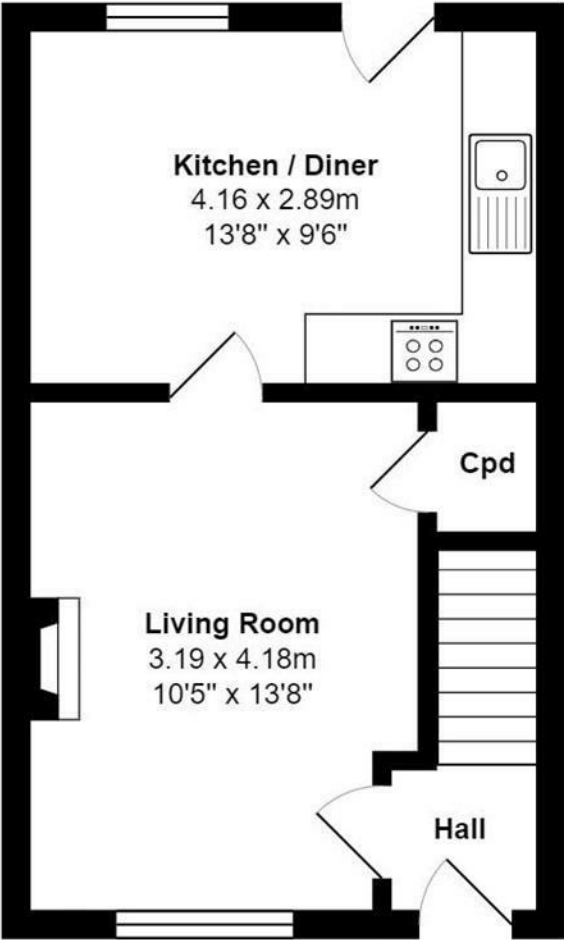
The rear garden is split level and fully enclosed with fence and hedge boundaries. Designed for ease of maintenance, there is raised decked seating area and slate border. A pathway and gate give access to the rear of the property.

To the rear of the property there is a single garage (16' 4" x 8' 5" (4.97m x 2.57m)) with up and over door. In front of the garage there is blocked paved driveway parking, plus an additional cobbled area which offers further parking.







Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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

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