

Davis
Lund

Low Skellgate
Ripon
North Yorkshire
HG4 1BE

Guide Price £325,000





Accommodation

A substantial period home, revealing flexible and extremely spacious accommodation arranged over three floors, offering four double bedrooms and a layout extending to approximately 1900 square foot in total.

This charming family home, which previously featured on Home Under The Hammer, has undergone a full and comprehensive renovation, since being purchased by the current owners and the stylish interior would not feel out of place in a boutique hotel. The property now offers a modern energy efficient interior, whilst the properties charm and character has been sympathetically retained, as you would expect with a historic Grade II Listed Cottage.

On the ground floor the main entrance door leads into the good size living room, with an attractive fireplace and leading open plan into the great size breakfast kitchen, fitted with a tiled floor and an extensive range of units, whilst stable door access is also available to the rear courtyard. There is an inner hallway with stairs rising to the first floor and understairs storage, dining room with fitted storage and access back to the living room, plus the utility/WC, which completes the downstairs layout. To the first floor there is landing with further stairs leading to the top floor, three fantastic size double bedrooms, two coming with fitted storage and one offering luxurious ensuite facilities, including both a freestanding rolled top bath and separate shower cubicle. A further well equipped bathroom services the other two bedrooms, fitted with a white suite, including a bath with glazed screen and shower over. On the top floor there is a further landing, stunning bedroom with a vaulted ceiling and exposed beams, whilst eaves storage is available and a further modern shower room.

Externally, gated access is available from the street, leading through a passageway to the courtyard, whilst this is currently blocked off and utilised as storage. The courtyard provides a very low maintenance private seating area, whilst steps and a gate lead to the unofficial parking, which has been utilised for many years, but further free street parking is available close by, on a first come first served basis.

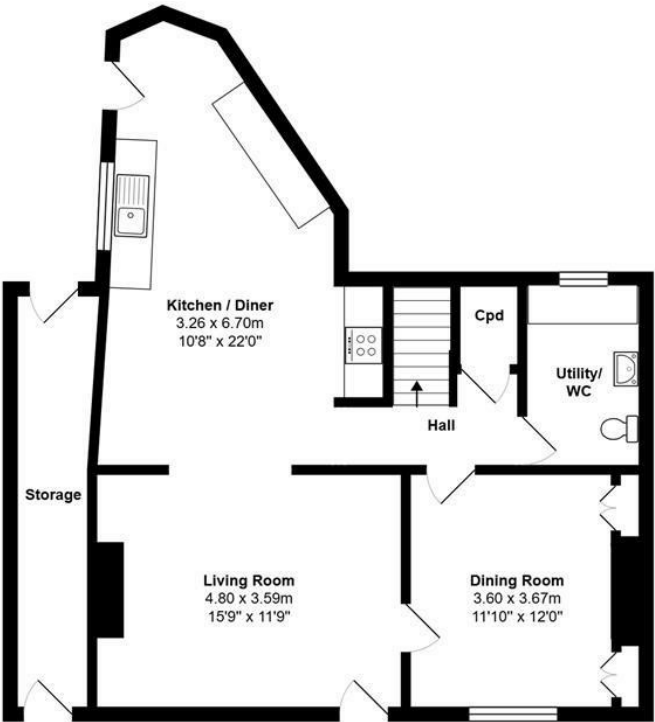
The property is situated just seconds from the city centre, meaning it offers ease of access to a extensive range of shops and amenities, whilst the bus station is also just a short walk away, giving regular transport links to Harrogate and Leeds.

An early viewing is advised on the quirky and characterful home, providing surprising proportions and a beautiful, welcoming interior.

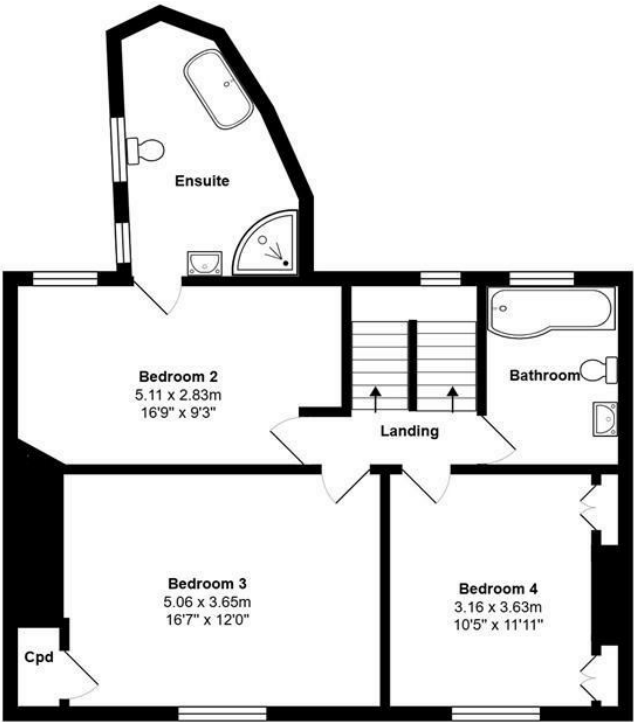




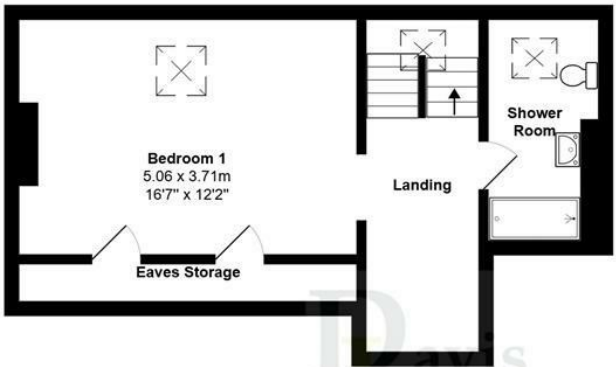
Floorplan



Ground Floor



First Floor





Second Floor





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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