

Davis
Lund

Ure Bank Top
Ripon
North Yorkshire
HG4 1JD

Guide Price £180,000





Accommodation

A neatly presented two bedroom mid terrace house, offering generous accommodation throughout and good size gardens, whilst also enjoying a lovely setting. The property offers endless potential and it is sure to be of interest to a range of purchasers, including first time buyers and down sizers, whilst the house would also make a great rental/holiday let.

Located on the outskirts of Ripon, the property offers countryside walks on the doorstep, whilst still benefitting from ease of access to amenities and transport links, including the Ripon bypass and beyond.

On the ground floor, the main entrance door leads into the living room, with stairs rising to the first floor. The open plan kitchen/diner is located to the rear of the house, fitted with a range of units and offering further understairs storage. A door leads to the rear, where there is a covered storage area, which also offers space and plumbing for a washing machine. To the first floor there is a landing with loft access, the great size main bedroom with a range of fitted wardrobes, further bedroom and the modern part tiled house bathroom, offering an airing cupboard and fitted with a white suite, including a bath with shower over. The property is double glazed and gas central heating is in place.

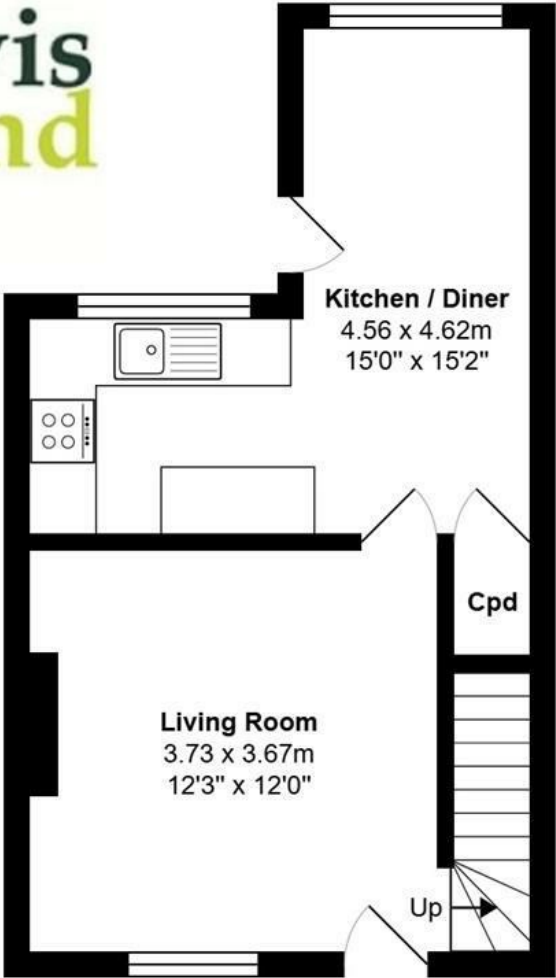
Externally there is a pathway leading to an open garden to the front of the house, with a decked seating area. To the rear of the house there is a further enclosed garden, part laid to lawn and with a seating area. Gated access is available to the parking area to the side of the house, which also currently houses a timber shed.

An early viewing is required on this deceptive home.

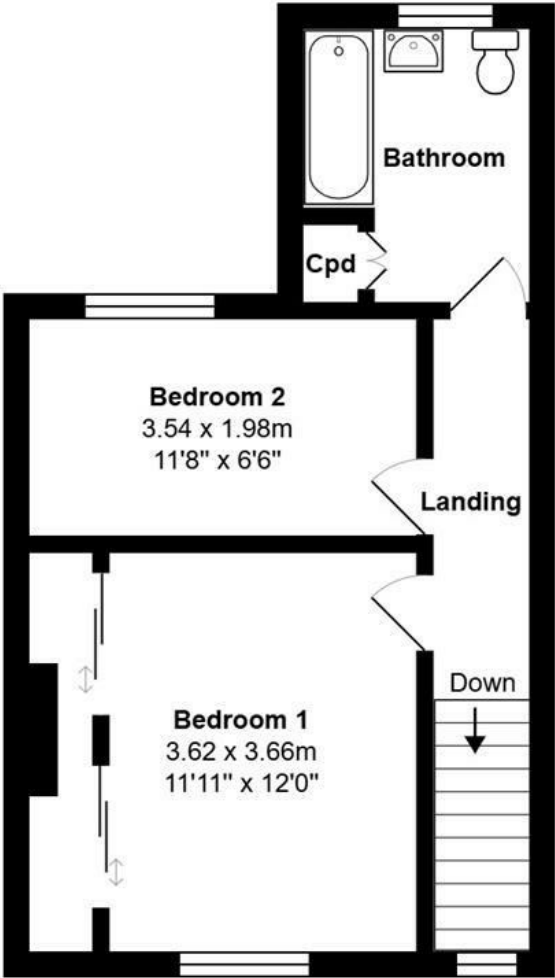




Floorplan





Ground Floor



First 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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