

Davis
Lund

Kirkby Road
Ripon
North Yorkshire
HG4 2HH

Guide Price £160,000





Accommodation

A very spacious two bedroom maisonette apartment, offering adaptable accommodation set on the upper floors of an eye catching period building and situated in a highly sought after area on the outskirts of Ripon.

The apartment allows the new purchaser the opportunity to modernise the interior, thereby creating something truly special and because of this the property has been brought to market at a competitive price.

The property is located within walking distance of Ripon city centre with all the shops, restaurants and amenities that it has to offer. There are also lovely countryside walks available within seconds from the door. The apartment is situated close to Ripon's highly regarded secondary schools, including the Ripon Grammar School.

Accessed via an intercom entry system, the apartment is located on the second and top floors of this stunning period property, serviced by a communal entrance hall shared with just two other occupiers.

The entrance area leads to an open plan kitchen/diner, with a staircase to the top floor, understairs storage and a range of fitted units. There is a good size living room with fitted storage and open views, second bedroom with a skylight and cupboard housing the gas central heating boiler, plus a bathroom, fitted with a white suite, including a bath and separate shower.

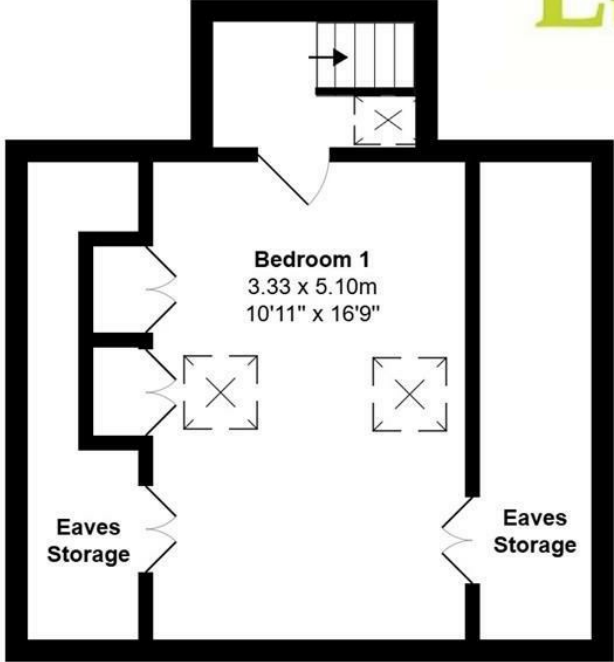
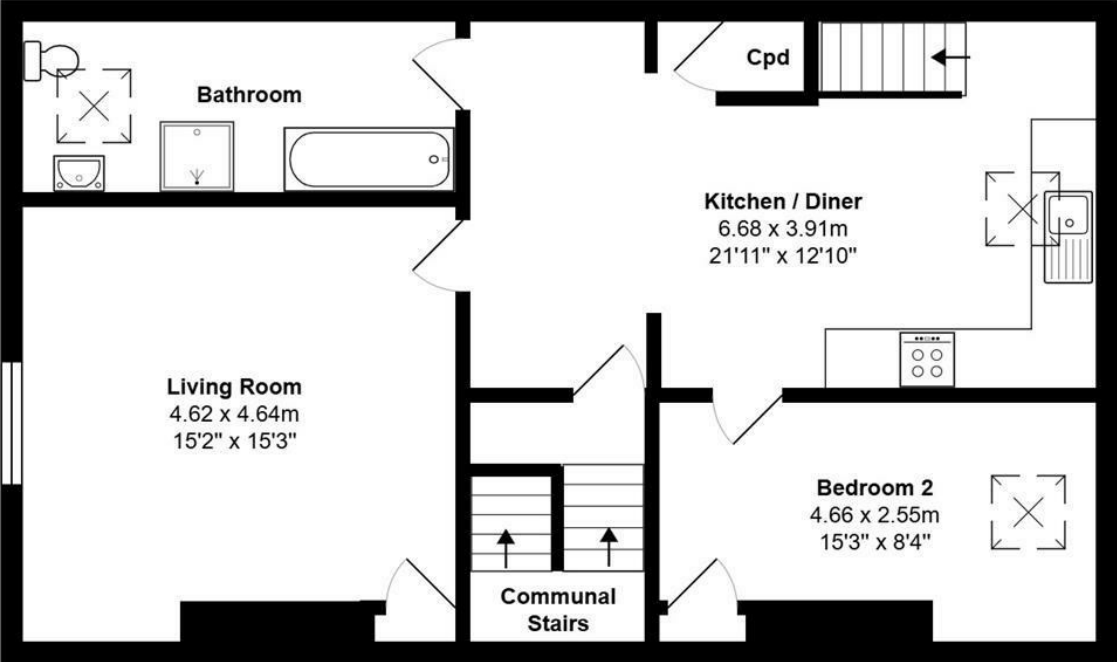
The top floor has a small landing and a further good size double bedroom, which is light and airy with two skylights, offering handy eaves storage. The apartment is double glazed and benefits from gas central heating.

Externally a driveway leads down the side of the building, allowing vehicle access to the allocated parking space to the rear. The apartment is offered for sale with a long lease and manageable monthly charges, and has the advantage of being offered for sale with no onward chain, an appealing proposition for a variety of purchasers.







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

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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