





Accommodation

A deceptively spacious two bedroom cottage, occupying a fantastic central location and a lovely courtyard setting, tucked away from the road.

The property does now require updating, but it offers the opportunity for the new owner(s) to modernise to personal taste, whilst making the most of the great location.

The property occupies a handy location close to the city centre, with Ripon's array of amenities close by, plus the bus station, including access to the 36 bus route to Harrogate and Leeds. Located in a sought after area, there are three supermarkets within walking distance, whilst the Ripon bypass is also only moments away.

On the ground floor the main entrance door gives access into an entrance porch, which leads open plan into the good size living room, offering a fireplace with gas fire. The kitchen/diner completes the downstairs layout, with stairs rising to the first floor and coming fitted with a range of units. To the first floor there is a landing with storage cupboard, a great size main bedroom, a further single bedroom which houses the boiler and the house bathroom, which comes fitted with a three piece suite. The property comes with double glazing, whilst it also benefits from gas central heating.

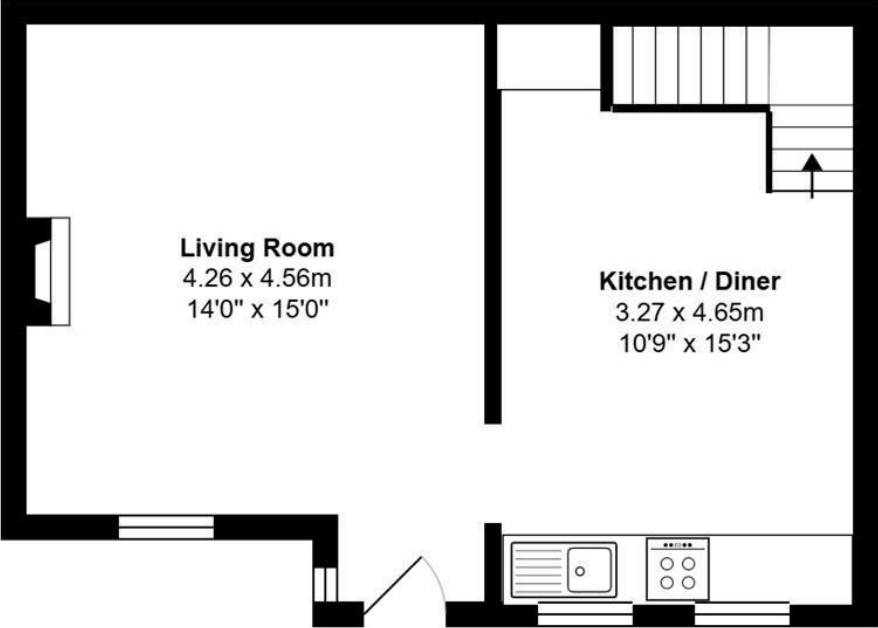
There is a low maintenance courtyard garden to the front of the property, fully enclosed by walled boundaries and designed for ease of maintenance, with a handy timber shed and pedestrian access is also available back onto the main street. Street parking is available close by, on a first come first served basis.

The property is sure to be of interest to a range of purchasers and an early viewing is advised for this lovely property, which offers endless potential.

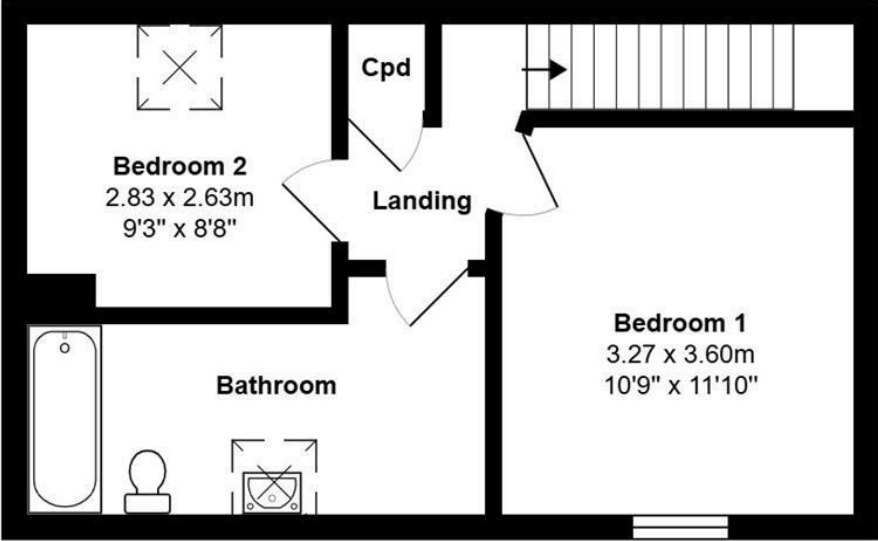




Floorplan




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

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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