Davis Lund

St. Marygate
Ripon
North Yorkshire
HG4 1LX

Guide Price £260,000











Accommodation

An utterly captivating Grade II listed three-bedroom cottage, situated on an idyllic street just a few minutes' walk from Ripon city centre and the iconic Ripon Cathedral. Beautifully maintained by the current owner, the property is presented in excellent condition throughout and offers a truly turn-key opportunity, allowing the purchaser to move straight in and enjoy. This home is also offered to the market with no onward chain.

Occupying a central location, just moments from the city centre, the property offers convenient access to an array of independent shops, cafés, restaurants and everyday amenities. The house is also ideally positioned for a number of Ripon's well-regarded schools, including the renowned Ripon Grammar School.

Entering the property, there is a spacious living room featuring a charming fireplace, alcove storage and wooden flooring, creating a warm and cosy atmosphere. Leading from the living room is the dining room, which also benefits from a feature fireplace, together with stairs descending to the cellar and rising to the first floor. The kitchen is fitted with a range of units, a gas hob, double oven and Belfast sink, whilst conveniently leading through to the utility room. Fitted with matching units and worktops, the utility room provides space for white goods and access to the rear garden. Rising to the first floor, there is a landing with loft access, a main bedroom with a handy storage cupboard, two further well-proportioned single bedrooms and the family bathroom. The bathroom is part-tiled and fitted with a white suite, including a bath and large separate walk-in shower enclosure. The lower ground floor offers a cellar, providing further handy storage. The property also benefits from gas central heating.

Externally, the property enjoys a lovely courtyard garden, which is fully enclosed and offers a good degree of privacy. There is ample space for potted plants and outdoor furniture, creating a delightful spot for relaxation and outdoor living. An annual residents' parking permit can be purchased from the council, allowing convenient long-term parking nearby.

Homes offering this level of charm, character and finish are rarely available to the market. An early viewing is strongly advised to fully appreciate this delightful home.









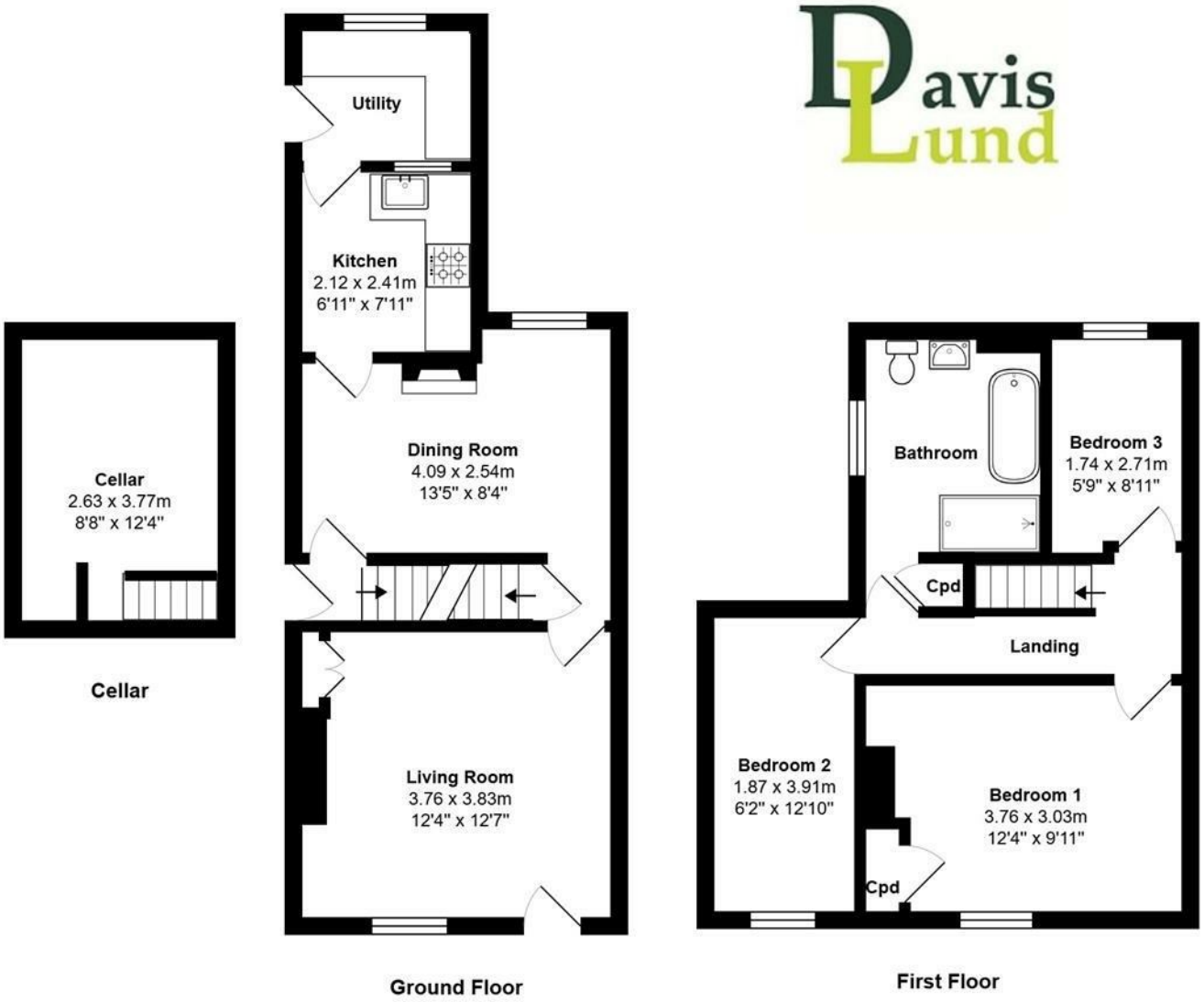








Floorplan


Davis Lund
Utility
Kitchen
2.12 x 2.41m
6'11" x 7'11"
Dining Room
4.09 x 2.54m
13'5" x 8'4"
Cellar
2.63 x 3.77m
8'8" x 12'4"
Living Room
3.76 x 3.83m
12'4" x 12'7"
Cellar
Ground Floor
Bathroom
Bedroom 3
1.74 x 2.71m
5'9" x 8'11"
Cpd
Landing
Bedroom 2
1.87 x 3.91m
6'2" x 12'10"
Bedroom 1
3.76 x 3.03m
12'4" x 9'11"
Cpd
First Floor

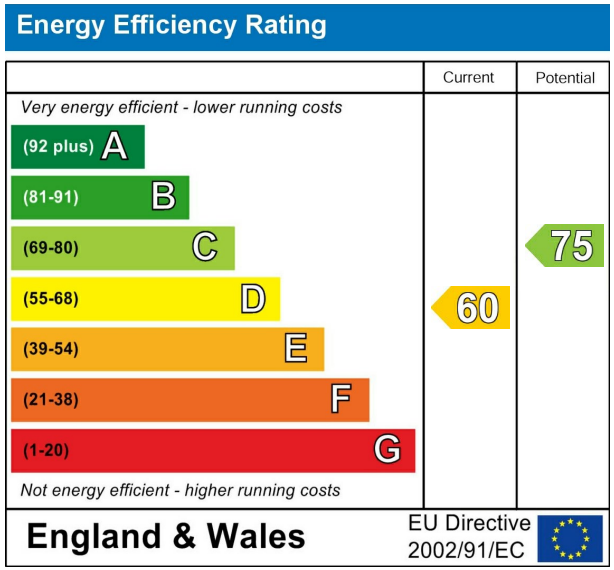


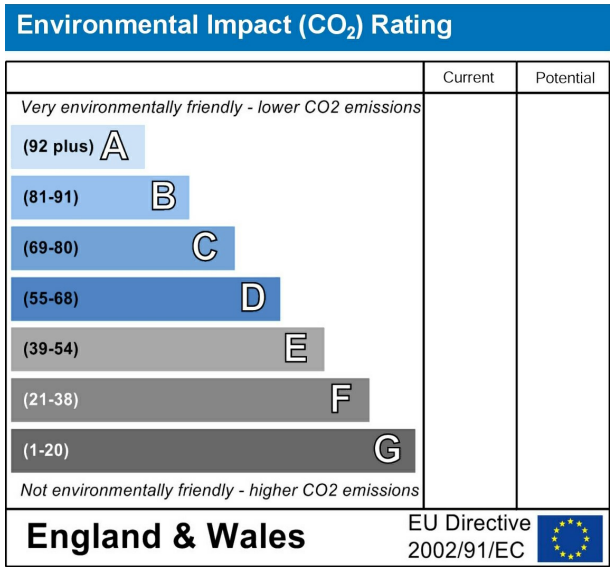






EPC





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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order