

Davis
Lund

Allhallowgate
Ripon
North Yorkshire
HG4 1LE
Guide Price £195,000





Accommodation

A charming listed cottage, located in the heart of the city and offering a wealth of character throughout, boasting a large garden and many period features. The property is now in need of full renovation, it does however offer an exciting opportunity for the new owners to modernise to personal taste.

The location is steeped in history, being situated next to Ripon's Workhouse Museum and enjoying views over the museum grounds. The property itself looks to have been extended at some point, yet with the large garden, there is still the scope to extend further, subject to necessary consents and permissions.

On the ground floor there is a small entrance hall with stairs rising to the first floor, cosy living room with exposed beams and fireplace with gas stove, plus a good size kitchen/diner, once again with stunning exposed beams. On the first floor there is a landing with stairs rising to the second floor, two double bedrooms with storage and a shower room with large airing cupboard housing the hot water cylinder. To the second floor there is a further attic room, with a double aspect enjoying lovely views over the city.

Unusually for a property this close to the centre, the cottage benefits from a good size rear garden. A gate also gives access from the main street, whilst the garden is somewhat of a blank canvass, mainly laid to lawn, with brick built store and large timber shed/workshop. The bottom of the garden would be an ideal spot for a patio, making the most of the sun and privacy.

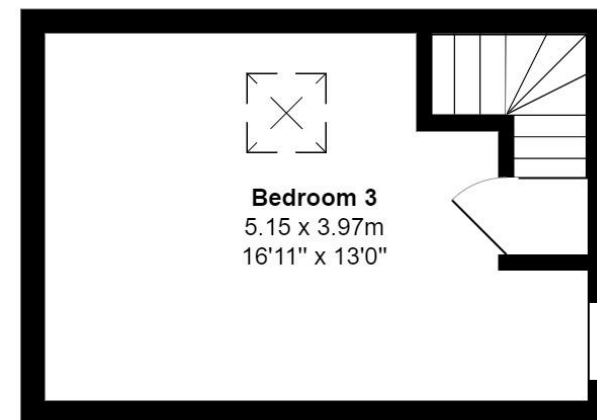
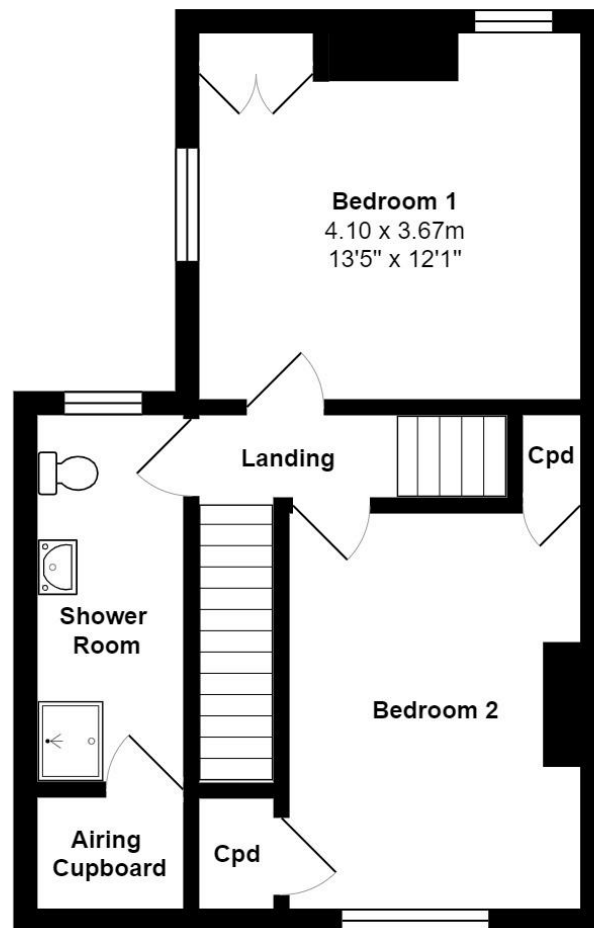
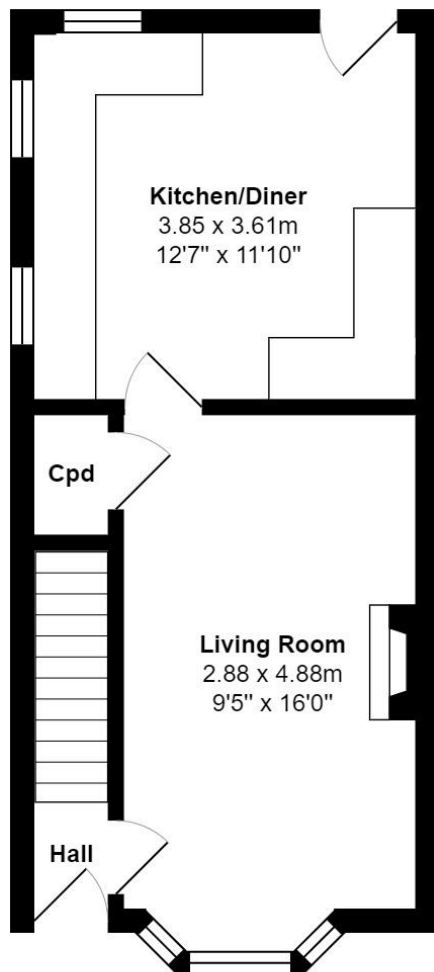
Offered for sale with no onward chain and ideally located for access to shops and amenities, the property is a must to view to appreciate the charm and character on offer.

- **Grade II listed cottage**
- **Central location**
- **Three bedrooms**
- **In need of full renovation**
- **Full of character**
- **Good size garden**
- **Lovely views over museum grounds**
- **Exposed beams**





Floorplan





EPC

VIEWING BY APPOINTMENT ONLY – 01765 602233 – ripon@davislund.co.uk – www.davislund.co.uk

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