sales.ripon@linleyandsimpson.co.uk | 01765 690 219 | www.linleyandsimpson.co.uk

LINLEY & SIMPSON







STEVEN WAY, RIPON, NORTH YORKSHIRE, UK, HG4 2TQ

Offers in the region of £150,000

2 BEDROOM APARTMENT
EPC Rating: D

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Situated on the second floor of the highly regarded Old College development, this spacious two-bedroom apartment offers well-proportioned accommodation within a distinctive and attractive building, set amidst private communal grounds. The apartment combines character features with modern living, including electric heating, an allocated parking space and access to beautifully maintained communal gardens. Internally, the layout is both practical and generous, with a large open-plan living room and kitchen forming the heart of the home, ideal for relaxing or entertaining.
The property is currently tenanted on an assured shorthold tenancy. The current rent is £800pcm making this an ideal investment opportunity. Should the purchaser wish for vacant possession, 2 months notice will need to be served.

The Old College is located on the outskirts of Ripon in a popular and well-established residential setting, offering a peaceful environment while remaining highly accessible. Ripon city centre is easily reached, providing a wide range of shops, cafés and historic attractions, while excellent transport links include convenient access to Harrogate via the A61 and onward connections to the A1(M), making this an ideal base for commuters and those seeking a balance of town and country living.

Entrance Hall
Welcoming hallway providing access to all rooms and useful storage space.

Living Room / Kitchen
27'11" x 18'1" (8.5m x 5.5m) A particularly spacious open-plan living area filled with natural light, offering ample space for both seating and dining. The kitchen area is well equipped with an oven, hob, washer/dryer, dishwasher, fridge and freezer, making it ideal for modern living.

Bedroom One
17'2" x 16'9" (5.23m x 5.1m) A generous double bedroom featuring built-in wardrobes and the benefit of an en-suite shower room.

En-Suite Shower Room
Fitted with a shower enclosure, wash hand basin and WC.

Bedroom Two
15'10" x 10'5" (4.83m x 3.18m) A further well-proportioned double bedroom, also benefiting from built-in wardrobes.

Bathroom
Modern bathroom comprising a panelled bath, wash hand basin and WC.

Material Information
TENURE - The property is leasehold
SERVICES - The property has electric heating, mains electricity, water and drainage/sewerage, which were connected and working at the time of our inspection.
BROADBAND & MOBILE SIGNAL & COVERAGE - Please check the Ofcom website.
FLOOD RISK – Very low risk of flooding.
PLANNING PERMISSION – none in the immediate area.
EPC: D
COUNCIL TAX: D

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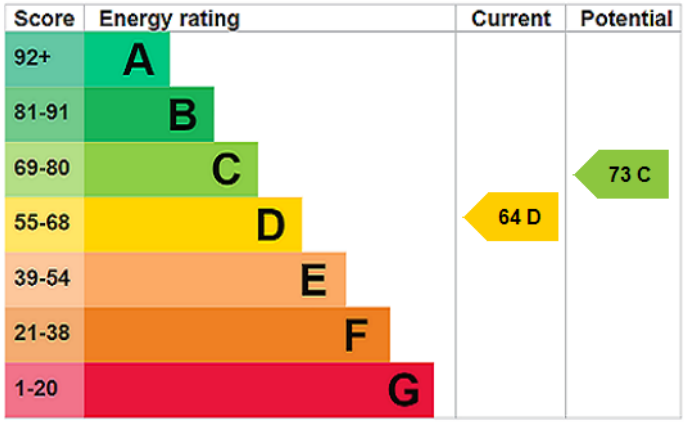












The Old College, Steven Way, Ripon, HG4

Approximate Gross Internal Area = 997 sq ft / 92.6 sq m
Restricted Use Area = 113 sq ft / 10.5 sq m
Total = 1110 sq ft / 103.1 sq m

= Reduced headroom below 1.5m / 5'0

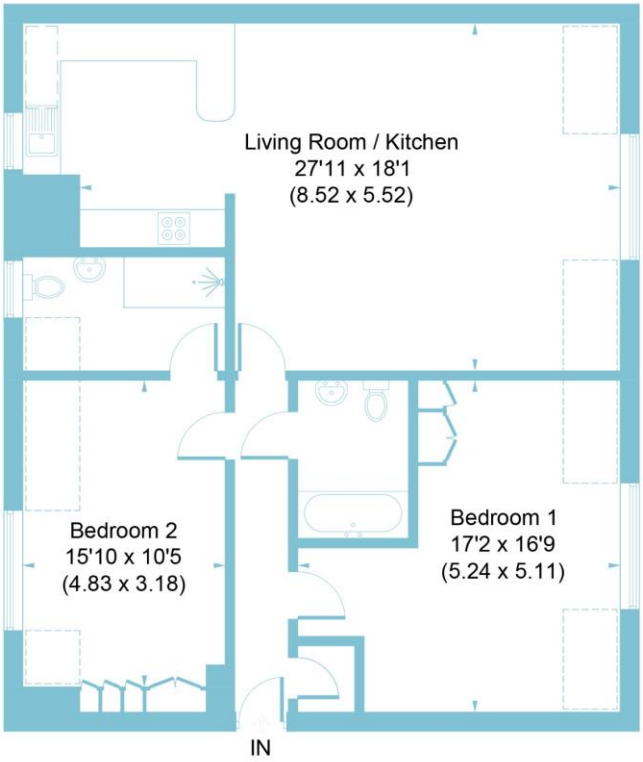


Illustration for identification purposes only, measurements are approximate.
(ID1273365)

AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.