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LINLEY & SIMPSON







COLLEGE COURT, STEVEN WAY, RIPON, NORTH YORKSHIRE, HG4 2TJ

Asking Price £160,000

2 BEDROOM APARTMENT
EPC Rating: TBC

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Situated within the popular Old College development, this attractive second floor apartment offers modern, low-maintenance living just a short walk from the centre of Ripon. Beautifully presented throughout with neutral décor, the property is ideal for first-time buyers, professionals, downsizers or investors alike.

The accommodation is centred around a generous open-plan living kitchen, creating a bright and sociable space for everyday living and entertaining. French doors open onto a Juliet balcony, allowing plenty of natural light to flood the room while providing an attractive outlook over the communal grounds.

The contemporary kitchen is fully fitted with a range of wall and base units and benefits from integrated appliances, offering both style and practicality.

There are two well-proportioned bedrooms, including a spacious principal bedroom, together with a modern bathroom fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

Externally, residents enjoy access to attractive communal gardens, while the property further benefits from an allocated parking space and additional visitor parking.

Ripon is a charming cathedral city, renowned for its rich history, attractive architecture and excellent quality of life. The city offers a wide range of amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities and a bustling market square. Families are well served by a selection of highly regarded primary and secondary schools in both the state and independent sectors. Ripon also benefits from excellent transport links, with easy access to the A1(M) providing convenient routes to Harrogate, York, Leeds and beyond, while mainline rail services are available from nearby Thirsk and Harrogate, offering direct connections to London and other major cities. Surrounded by beautiful countryside and within easy reach of the Yorkshire Dales and Nidderdale Area of Outstanding Natural Beauty, Ripon combines historic character with modern convenience.

MATERIAL INFORMATION

TENURE - The property is leasehold for 125 years from 2005. There is an annual service charge of £1700 which includes Ground Rent.

SERVICES - The property has mains electric, water and drainage/sewerage, which were connected and working at the time of our inspection.

HEATING - Electric heating.

BROADBAND - Please check the Ofcom website.

MOBILE SIGNAL & COVERAGE - Please check the Ofcom website.

FLOOD RISK – Very low risk of flooding.

PLANNING PERMISSION – None in the immediate area.

EPC: PENDING

COUNCIL TAX: B

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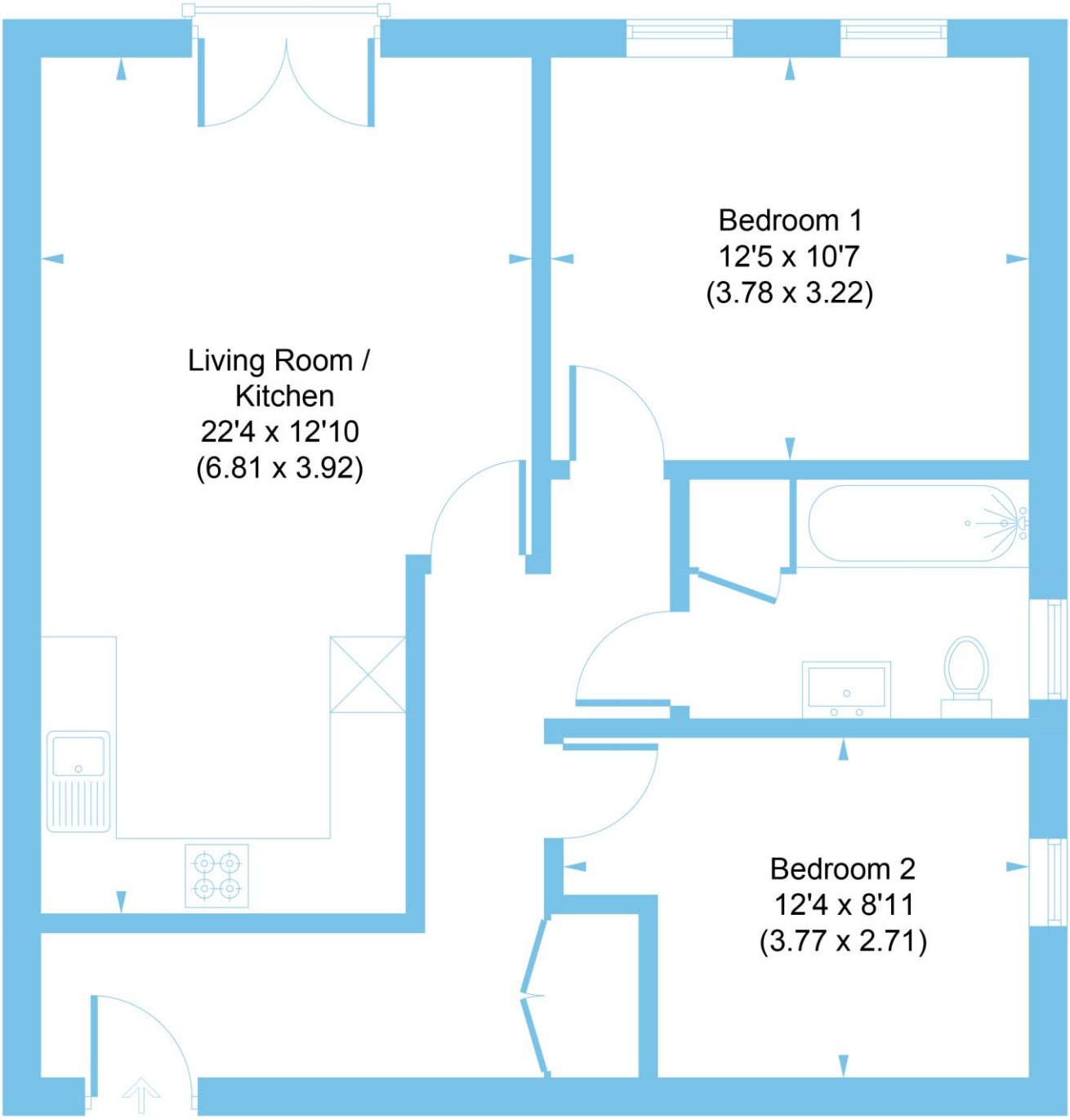






College Court, Steven Way, Ripon, HG4

Approximate Gross Internal Area = 63.9 sq m / 688 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards
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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.