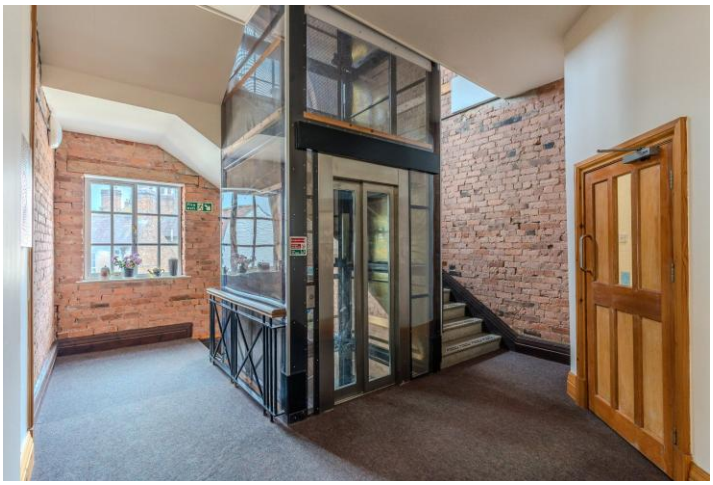
sales.ripon@linleyandsimpson.co.uk | 01765 690 219 | www.linleyandsimpson.co.uk

LINLEY & SIMPSON







LOW SKELLGATE CLOSE, RIPON, NORTH YORKSHIRE, HG4 1WF

Asking Price £142,500

2 BEDROOM FIRST FLOOR APARTMENT
EPC Rating: D

LINLEY & SIMPSON

Situated within the sought-after Williamson House Apartments, this first floor flat presents an exciting opportunity for buyers seeking a centrally located home with both character and potential. Originally the site of the historic T&R Williamson Ltd Varnish and Enamel works, the building has been thoughtfully converted into a collection of unique residences, retaining distinctive features such as high ceilings, exposed brickwork, and original signage. The apartment itself offers a spacious and flexible layout, with a generous master bedroom and a second room ideal as a guest bedroom, home office, or dressing area. A light-filled living room and functional kitchen provide a solid foundation for modernisation, all set within a peaceful riverside location that adds charm and scenic appeal.

Entrance Hall

Central to the layout, connecting all rooms with two internal doors offering

Living Room

19'9" x 14'10" (6.02m x 4.52m) A spacious and versatile room, perfect for relaxing or entertaining, with multiple windows allowing for plenty of natural light.

Kitchen

9' x 6'3" (2.74m x 1.9m) Functional kitchen equipped with a sink, cooker space, and worktops, with scope for modernisation.

Bedroom 1

13'10" x 8'11" (4.22m x 2.72m) A well-proportioned double bedroom with plenty of space for additional furniture.

Bedroom 2

15'1" x 5'8" (4.6m x 1.73m) This single room offers flexibility as a guest room, nursery, office or dressing area.

Bathroom

Fitted with a bath, WC, and sink – ready for refurbishment or updating to personal tastes.

This property represents an excellent opportunity for someone looking to create a bespoke home in a prime location.

Location

The historic Cathedral City of Ripon provides an excellent range of amenities including supermarkets, independent shops, a popular weekly market, restaurants, pubs, racecourse, swimming pool and leisure facilities. The city also offers well-regarded schools including Ripon Grammar, one of the top-performing grammar schools in the North. Ideally located, Ripon provides easy access to Harrogate, Thirsk, the A1 and the A19, making it a superb base for exploring the Yorkshire countryside.

Material Information

Council Tax Band: C
EPC Rating: D
Tenure: Leasehold
Management Fees: £ 2,023
Services: Electric, mains water and mains sewerage.
Flood risk: None in the immediate area.
Planning: None in the immediate area.
Phone and Internet: Please check the Ofcom website for full information regarding mobile and broadband coverage.

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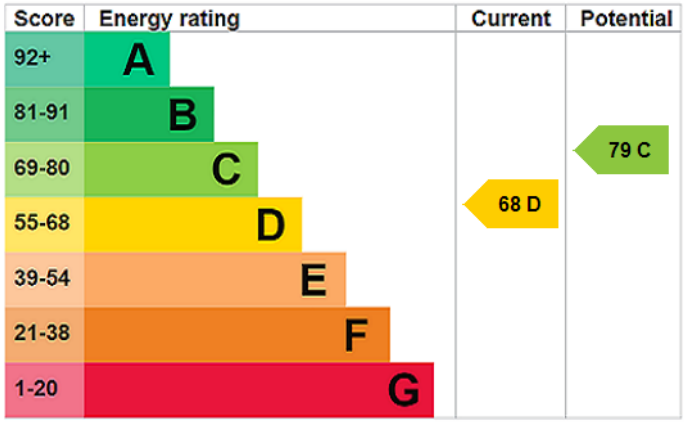






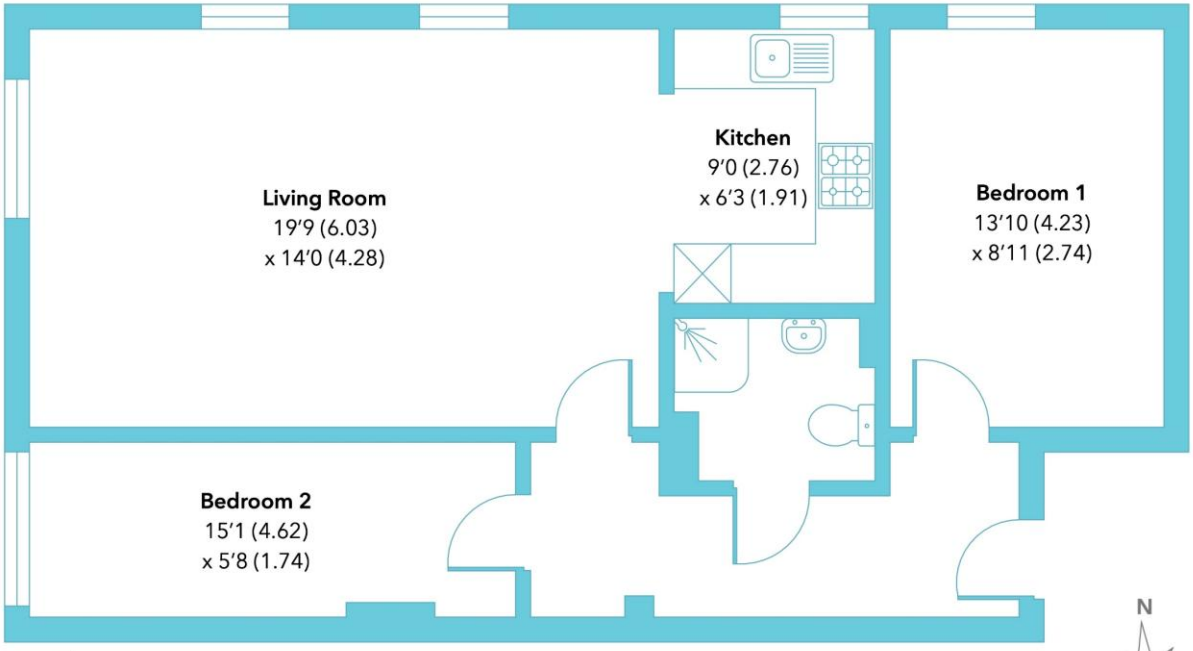






6 Williamson House Apartments, Low Skellgate Close, HG4 1WF

Total Floor Area (approx): 664 sq ft / 61.7 sq m



First Floor

For illustrative purposes only. Not to scale.

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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.