



STEVEN WAY, RIPON, NORTH
YORKSHIRE, HG4 2TJ

Asking Price £160,000

2 BEDROOM APARTMENT
EPC Rating: C

LINLEY &
SIMPSON

Set within the sought-after Old College development, this well-presented second-floor apartment provides stylish, low-maintenance accommodation within easy walking distance of Ripon city centre.

Finished in a neutral and contemporary style throughout, the property is ideally suited to first-time buyers, professionals, those looking to downsize or investors.

At the heart of the apartment is a spacious open-plan living and kitchen area, providing a bright and welcoming setting for both relaxing and entertaining. French doors lead to a Juliet balcony, drawing in an abundance of natural light and offering pleasant views across the communal grounds.

The modern kitchen is well equipped with a comprehensive range of wall and base units, complemented by integrated appliances to provide a practical and attractive space for everyday use.

The property offers two generously sized bedrooms, with the principal bedroom providing particularly good proportions. A contemporary bathroom completes the accommodation and features a white suite incorporating a bath with shower over, wash hand basin and WC.

Outside, residents have use of well-maintained communal gardens. The apartment also benefits from an allocated parking space, together with additional visitor parking.

Ripon is a picturesque cathedral city offering an appealing blend of historic character and modern amenities. The city centre provides a variety of independent retailers, supermarkets, cafés, restaurants, leisure facilities and the popular market square. There is also a good choice of primary and secondary schools, including both state and independent options.

For commuters, Ripon is conveniently positioned for access to the A1(M), providing straightforward connections towards Harrogate, York, Leeds and further afield. Mainline railway stations can be found at nearby Thirsk and Harrogate, offering direct services to London and other major destinations. With beautiful countryside on its doorstep and the Yorkshire Dales and Nidderdale Area of Outstanding Natural Beauty within easy reach, Ripon offers an attractive combination of city convenience, rural surroundings and historic appeal.

Material Information

TENURE - The property is leasehold with 103 years remaining. There is an annual service charge and ground rent of £1459.

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 & MOBILE COVERAGE - Please check the Ofcom website.

FLOOD RISK – Very low risk of flooding.

PLANNING PERMISSION – Please check the NYCC planning portal.

EPC: C

COUNCIL TAX: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

College Court, Ripon, HG4

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

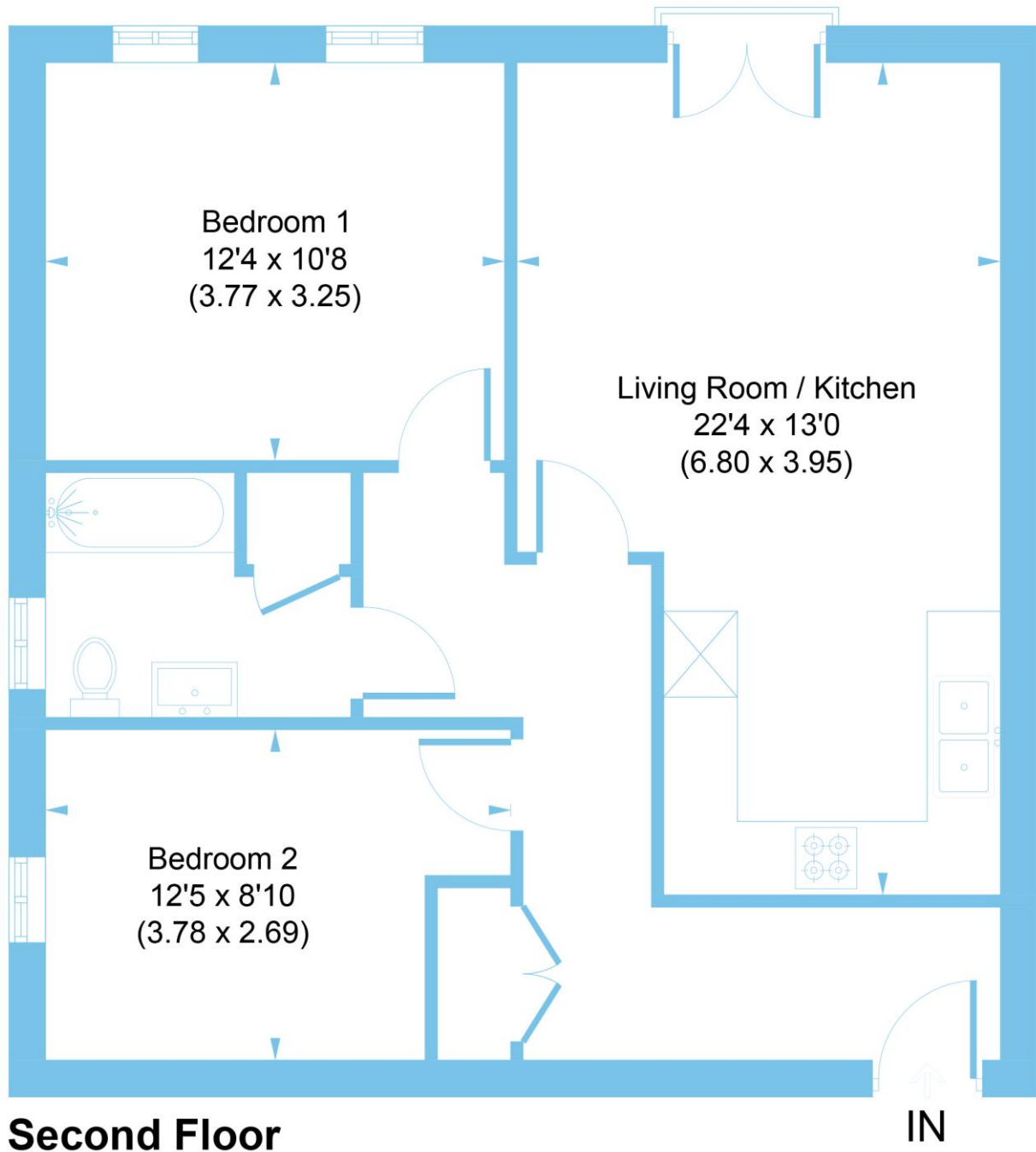


Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards
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AGENTS NOTE:

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.