



Flat 2, Old Park House, 11 Park Street, Ripon, HG4 2AX

£250,000



01765 608203  
solopm.com

## Flat 2, Old Park House, 11 Park Street, Ripon, HG4 2AX

Quite possibly the chance of a lifetime to acquire the first floor apartment in this magnificent and greatly admired Grade II listed residence occupying a prime location with southerly views across Spa Gardens and conveniently situated only a few moments from the historic market place.

SOLO Say: Believed to have been built around the late 18th or early 19th century, Old Park House must have made quite a statement, commanding a prominent position overlooking the entrance to Spa Gardens and boasting classical attributes synonymous of Georgian design including balanced proportions, elegant symmetry and fine architectural detailing. Not surprisingly, these characteristics still resonate with buyers who like their light-filled, spacious and beautifully resolved accommodation to be characterised by tall windows, high ceilings and period features.

The property was clearly cherished and well-maintained by the previous custodian but more discerning buyers will note the exciting opportunity to incorporate their own vision, tastes and styles to create their perfect home.

Properties of of this period have a special feel and are rich in character, conveying a fabulous sense of history.... SOLO invite you to personally view and savour the classic Georgian design of this charming apartment. The property is offered to the market chain free and ready to enjoy.





Please note the entrance door is at the rear of the building.

A bright communal hall with a turned staircase and a delightful arched window leads to the first floor. Enter the apartment and a private hall leads into a large sitting room with a feature fireplace having gas fire and a window to the front with views of Spa Gardens. The dining kitchen is an excellent size and provides plenty of work-space and storage together with an integrated electric oven, hob and extractor, space for further appliances, a wall mounted gas central heating boiler and windows to the side and rear.

The front bedroom enjoys the delightful southerly aspect and provides a usefully large storage cupboard plus high-level storage cupboards and the luxury of an en-suite shower room. The back bedroom is a wonderful size and has an ornamental period fireplace and a window to the rear. A shower room completes the accommodation and offers more storage cupboards.



There is a communal garden at the rear of the building and a courtyard provides plentiful parking for residents.

A prime location by any measure, the tranquil, leafy and unspoiled aspects to the front and rear bely the convenience of being only a few steps from Westgate and the picturesque market place.

Ripon has a vibrant community and the historic centre retains a pleasingly traditional ambience with shops of all sizes, from small independents to supermarkets, together with a choice of welcoming cafes and restaurants.

The city offers excellent schooling for all age children together with first class sporting, leisure and travel options.





### Old Park House, Park Street, Ripon

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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