



Allhallowgate, Ripon, HG4 1LF

£135,000 NO CHAIN

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A great opportunity to buy a charming ground floor flat occupying a delightful elevated position along Allhallowgate and conveniently situated just a few steps from the market place and a wide range of amenities in the centre of Ripon.

SOLO SAY: Situated between two Grade II Listed properties, this charming cottage was divided into two flats some time ago but pleasingly retains a characterful appearance, in keeping with the numerous period residences along this historically important and picturesque thoroughfare.

The ground floor position gives this flat the most welcome benefit of a tranquil garden with a favourable southerly orientation. This endearing property will no doubt appeal to first time buyers or those downsizing but would also make an excellent rental property for investors looking to add to their portfolio. There is also great potential as a holiday let.

The property benefits from gas central heating and tasteful neutral décor throughout. The manageable proportions and flexible layout could suit a variety of living styles and will particularly appeal to those seeking a low maintenance home in a convenient location.





The communal entrance serves just this flat and one other. Stepping inside reveals a pleasantly proportioned sitting room offering flexible living space with a window to the front. Continue to the inner hallway and note the usefully sized storage cupboard.

The kitchen offers a range of units with an integrated electric oven and hob, and continues seamlessly into the versatile sun room/dining room extension where full-height windows on two sides and an external door maximise the favourable orientation and enjoyment of the garden.

A double size bedroom with window to the garden, and a smartly appointed shower room complete the accommodation.



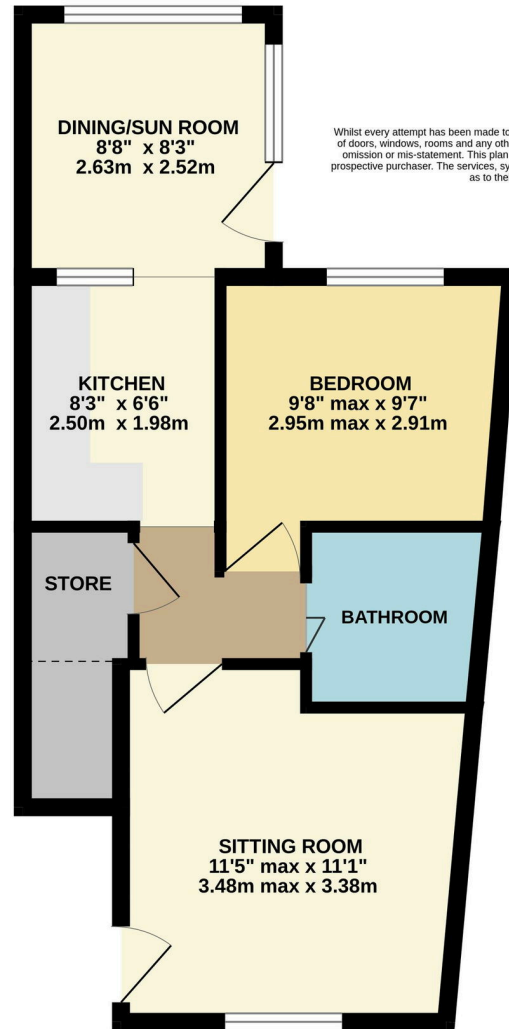
The private outside space will, undoubtedly, be an invaluable bonus for those who appreciate fresh air and indoor/outdoor living. The tranquil surroundings of Allhallows Park and the famous Cathedral, which is only about 230 meters away, combine with the muted hum of the city and lend the garden an ethereal sense of peace and serenity.

The property occupies a delightful, elevated position along picturesque Allhallowgate in the very heart of Ripon, just a few moments from the picturesque market place and choice of shops and cafés, restaurants and every-day amenities.

The bus station is less than 250 meters away and there are two supermarkets within similar range. Ripon offers first class sporting and leisure facilities and is ideally placed for travel throughout the area.

Agent's note: The property is leasehold with an term of 999 years from 1989. Please contact SOLO for more information.





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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GROUND FLOOR

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