



Elm Road, Ripon, HG4 2PE

£119,500 No CHAIN

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A lovely first floor flat occupying a coveted corner position with the rare advantage of leafy views over a green area and mature trees, delightfully situated in a popular residential area just off Harrogate Road, on the south side of Ripon, conveniently placed for local amenities, schools and countryside walks.

SOLO SAY: Dating from the prolific post-war housing boom, ex-local authority properties remain highly coveted for their solidity, good proportions and natural light. This excellent example combines these typical traits with a prized, first floor, corner position, maximising the orientation and pleasant aspects. Having served as a much-loved and comfortable home for over thirty five years, the property remains in perfectly serviceable order however the successful buyer has an opportunity to carry out some cosmetic updating to suit their requirements and fulfil the undoubted potential.

Listed on the open market for the first time and with no onward chain, we are pleased to offer this excellent property for sale and thoroughly recommend a personal viewing.





With gas central heating and double glazing, the property comprises: spacious private entrance hall, well-proportioned sitting room with enjoyable views and a wall-mounted electric fire, kitchen with a range of units providing plenty of storage and work space together with an integrated electric oven and hob. The gas central heating boiler is located in a kitchen cupboard.

Bedroom one is a good double size and offers a large built-in wardrobe and window to the rear, bedroom two is also a good size and has a window to the front, the tidy bathroom completes the accommodation and provides a bath with shower over and a useful store cupboard. A ceiling hatch in the hall, with 'pull-down' ladder, gives access to a very useful and part boarded storage loft.



There is a good size and neatly kept lawned garden at the front with gravelled area, paved pathway and garden shed. An obsolete coal bunker, in the communal area, provides some additional storage space.

The property occupies a well-established position in a popular residential area on the south side of Ripon city which is conveniently placed for schooling, local shops, Morrisons supermarket and walks into the surrounding countryside.

Ripon city centre is a short drive, walk or bus ride away and offers a wide range of every-day amenities and shops situated around the historic and picturesque market place. There are excellent leisure and sporting facilities and various activities in the surrounding area.

Ripon is well placed for transport connections with first class bus services and links to the A1(M) and A19.





TOTAL FLOOR AREA : 556 sq.ft. (51.7 sq.m.) approx.

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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