



Palace Road, Ripon, HG4 1EL

£129,950

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A delightful ground floor flat forming part of an established and well-regarded purpose built development standing in most impressive and well-maintained communal gardens in a particularly sought-after area.

This delightful property has been superbly maintained by the current long term owners who, more recently, have carried out a sympathetic raft of improvements including the remodelling of the living space to reflect modern trends and lifestyles. The result successfully combines eye-catching and thoughtful features, creating a practical and stylish home. The property benefits from gas central heating, double glazing and excellent storage solutions to maximise the available space.

The property is likely to have broad appeal, offering flexible and good size accommodation with plenty of natural light to compliment the neutral colour schemes throughout. The flat also benefits from a private front entrance door and direct access to the communal gardens.





An entrance hall welcomes you to the property and provides a good size store cupboard and a further cloaks/store area. Exploring further reveals a wonderful open-plan sitting room with kitchen enjoying a lovely aspect over the woodland of the communal gardens.

The main living space allows for various sitting and dining configurations and benefits from a wide window and outside door to make the most of the surroundings. The kitchen is fitted with a stylish and cleverly designed range of units providing plenty of work space and a range of integrated appliances.

The good size double bedroom has plenty of space for a wardrobe but also benefits from a surprisingly large walk-in wardrobe/store. A bright, refitted shower room completes the accommodation with a white suite including a large shower cubical, vanity unit wash basin, toilet, useful cupboard and heated towel rail.



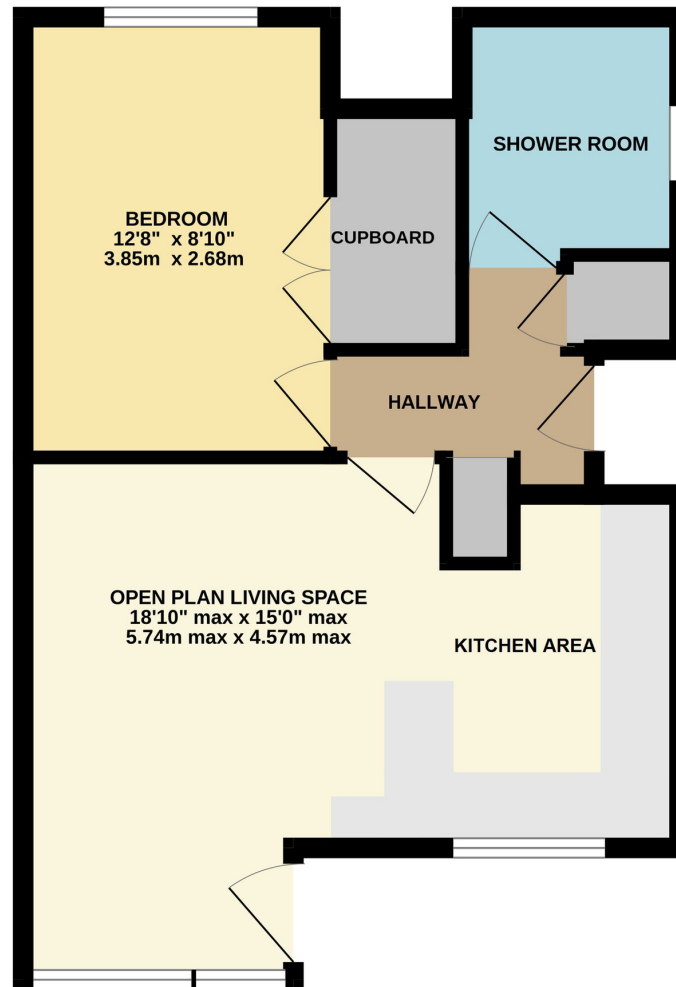
Off-street car parking is available in the car park. There are extensive communal gardens with mature trees and lawns.

The Knoll is a popular development situated along Palace Road, widely regarded as one of the most exclusive and sought after approaches in the city. A short drive or pleasant walk will take you to the historic centre where you can discover a wide range of shops, cafés and other useful amenities situated around the picturesque market place.

Ripon also offers a range of supermarkets, excellent schools for all ages, first class sporting facilities and numerous walks into the surrounding countryside. The local road network connects with the regions motorways and there are regular bus services.



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 458 sq.ft. (42.6 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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EMAIL

Info@solopm.com

www.solopropertymanagement.com

