





## **Accommodation**

A well presented two bedroom ground floor apartment, offering a picturesque setting and handy central location. Williamson House is one of Ripon's most cherished landmarks, an iconic building which was converted to a high standard.

Spacious throughout, high ceilings make the accommodation feel light and airy, especially with the large feature windows flooding the apartment with light. The main open plan living space is the real highlight, offering a spacious and flexible living and dining area.

On the ground floor the apartment is approached via a communal entrance hall, with video entry phone and stairs and a lift leading to the upper floors. The apartment features an entrance hall, open plan living space with fitted kitchen including a stainless steel oven and hob, good size master bedroom, further second bedroom, plus the bathroom, fully tiled and fitted with a white suite including a bath with glazed screen and shower over.

Externally the apartments enjoy an extensive river frontage, with large decked communal seating area, making the most of the outlook. A gravelled car park to the side of Williamson House also provides an allocated parking space.

Situated just a short walk from the city centre and on the 36 bus route, the apartment is ideally placed for local amenities and access to Harrogate and Leeds.

The apartment is sold on a long lease and ideal for first time buyers, buy to let investors, or purchasers looking for a low maintenance retirement apartment or second home. These apartments are rare to market, especially offered for sale with no onward chain and an early viewing is advised.

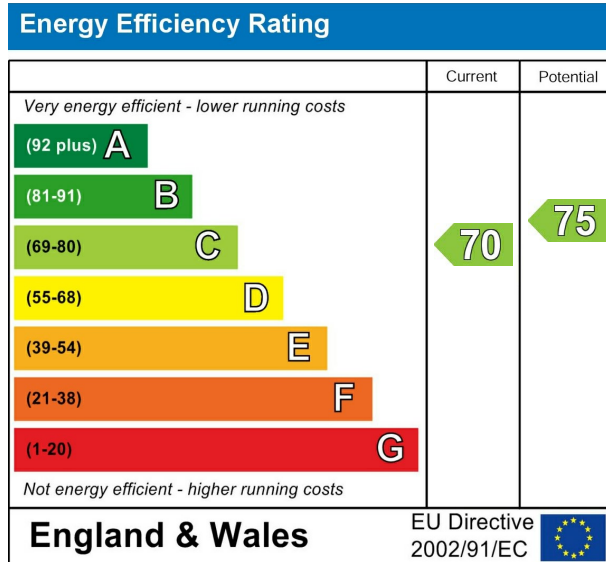




Floorplan



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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