

# HUNTERS®

HERE TO GET *you* THERE

**66 Skelldale Close, Ripon, HG4 1UH**

**Offers In The Region Of £115,000**

Property Images

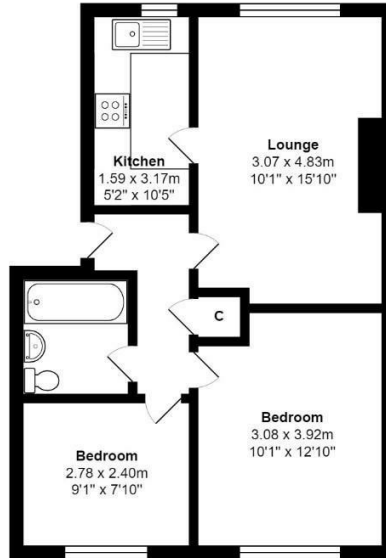


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Property Images

## Floorplan



Ground Floor

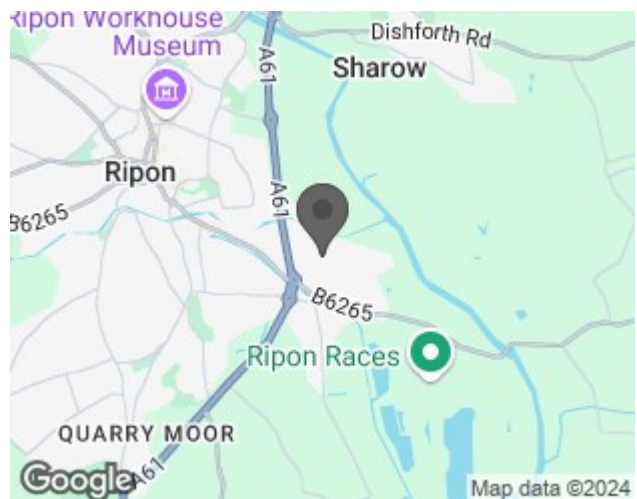
Total Area: 48.3 m<sup>2</sup> ... 520 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  | 63                         | 75        |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

A pleasant and well presented two bedroom ground floor apartment with a spacious and bright lounge, which leads to a fitted kitchen with space for appliances. There are two bedrooms a double with fitted furniture and a single with a fitted bathroom suite. Communal gardens with drying spaces and parking in the rear carpark.

The property is decorated and carpeted in neutral tones throughout and offers bright interiors with double glazing and central heating. The property could benefit from a little cosmetic updating in places but is a great base and will appeal to a number of buyers. The property would also be suitable to a lock up and go.

To compliment the property is a communal entrance with post boxes and each apartment has its own entrance. Parking is to the rear and there are communal gardens.

Lease hold with 65 years remaining. £150 ground rent and £1200 per annum for the service charge.

The property is offered with no chain. The price reflects a new buyer extending the lease themselves when they are able. Therefore it is reasonable to suggest cash buyers only.

## Features

• TWO BEDROOM GROUND FLOOR APARTMENT • FITTED KITCHEN • FITTED BATHROOM • SPACIOUS BRIGHT LOUNGE • CENTRAL HEATING • DOUBLE GLAZED • COMMUNAL SECURITY ENTRANCE • COMMUNAL GARDENS • PARKING TO THE REAR • EASY ACCESS TO THE CITY CENTRE