

# HUNTERS®

HERE TO GET *you* THERE

30 The Old College Steven Way, Ripon, HG4 2TQ

Offers Over £200,000

Property Images



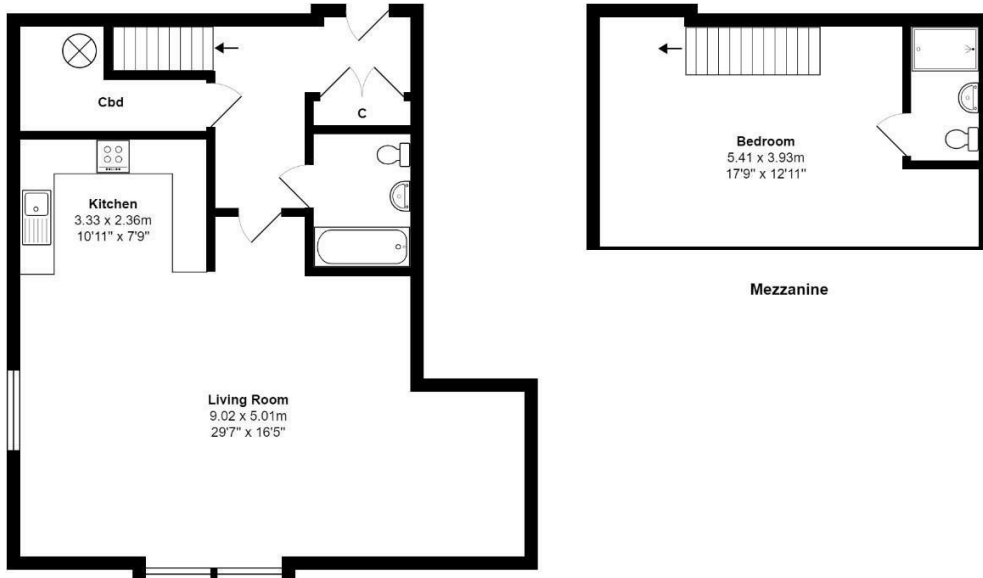
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## Property Images



## Floorplan



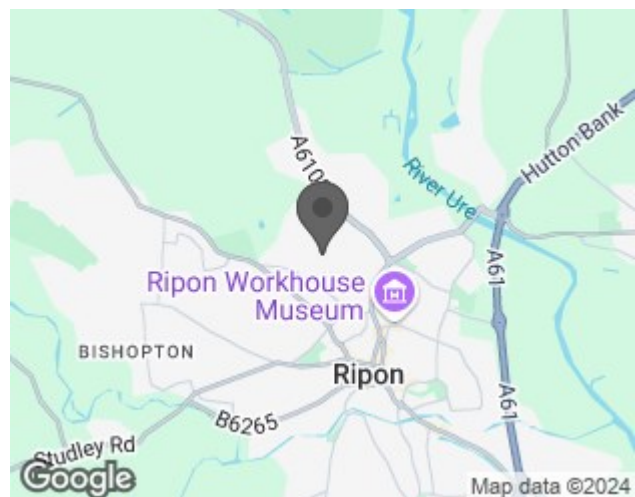
Total Area: 99.7 m<sup>2</sup> ... 1074 ft<sup>2</sup>

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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(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 2002/91/EC	

## Map



## Details

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

## Summary

Welcome to this stunning one bedroom apartment nestled within the historic Old College in Ripon. This unique home boasts a blend of contemporary comfort and timeless charm, featuring high ceilings and expansive picture windows with energy efficient secondary glazing and bespoke shutters that flood the space with natural light. Accessed via a communal entrance, stairs lead you to the first floor and into a private entrance hall that sets the tone for this remarkable property. Access is also available at ground level from the other end of the building.

The heart of the home is an impressive open plan living, kitchen, and dining area, ideal for entertaining and relaxation. The modern kitchen is equipped with built in appliances, seamlessly integrated for convenience and style, while offering breathtaking views over the beautifully maintained communal lawns. The main bathroom is elegantly appointed with a contemporary fitted suite.

Ascend to the mezzanine level to find the serene double bedroom, complete with an en suite shower room, providing a private sanctuary with its own unique character.

Externally, residents can enjoy the lush communal gardens, primarily laid to lawn, perfect for unwinding in a peaceful setting. The property also benefits from an allocated parking space, with additional visitor parking available.

This charming apartment is a rare find, combining modern living within a piece of Ripon's history, making it the perfect home for those seeking a blend of style, comfort, and heritage.

## Features

- STUNNING APARTMENT IN THE OLD BUILDING • ONE MEZZANINE BEDROOM • BATHROOM • SHOWER ROOM • LIVING DINING KITCHEN • HIGH CEILINGS • PARKING SPACE • VISITOR PARKING • COMMUNAL GARDENS • EPC RATING D