

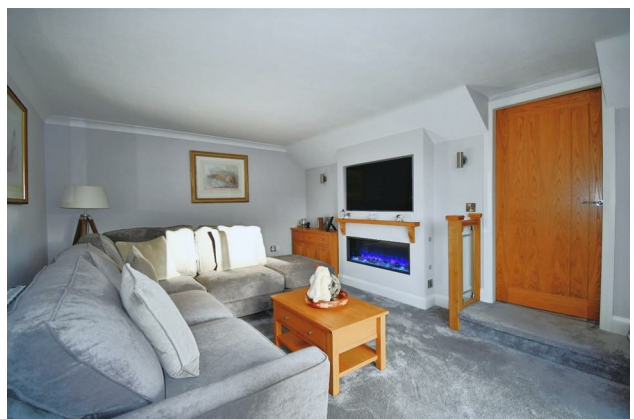
# HUNTERS®

HERE TO GET *you* THERE

**Flat 3, 25 Bondgate Green, Ripon, HG4 1QW**

**Guide Price £275,000**

**Property Images**





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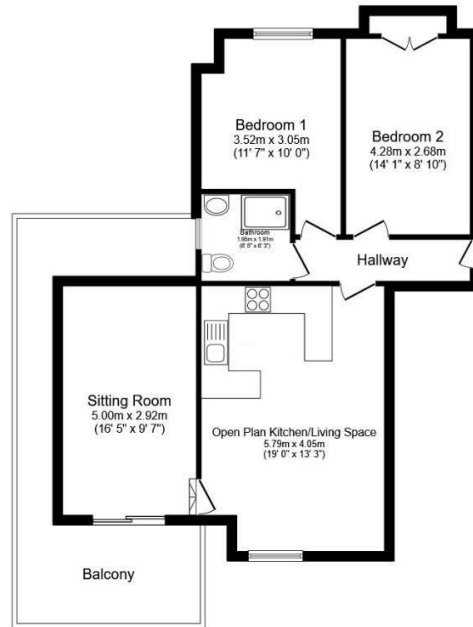
## Property Images



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## Floorplan



Floor Plan

Floor area 69.6 sq.m. (749 sq.ft.)

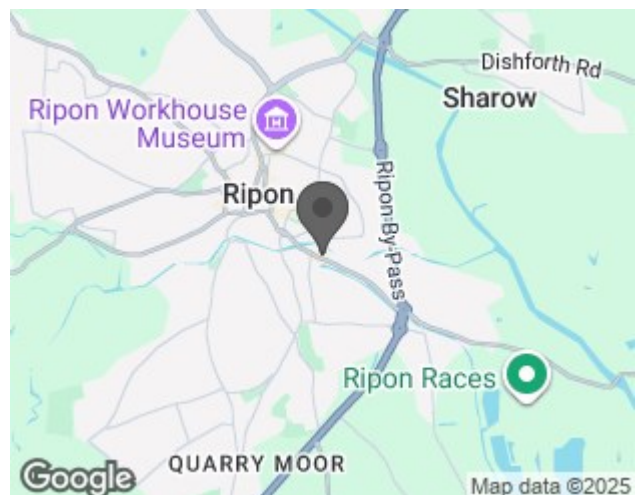
Total floor area: 69.6 sq.m. (749 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

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

## Summary

A beautifully presented and extended first-floor apartment, built in 2021. This modern residence boasts two spacious double bedrooms, open plan living with an extended second sitting room which opens on to a spacious south facing private balcony all within walking distance of the city centre, making it an ideal choice for couples or small families seeking comfort and style.

The heart of the home features an open-plan kitchen and living area, perfect for entertaining or enjoying quiet evenings in. The separate lounge, opens onto a private balcony, offers a delightful space to relax and unwind while enjoying the fresh air with a south facing aspect with additional private side and rear storage area with storage shed measuring 6ft x 7ft. The apartment also includes a well-appointed house shower room, ensuring convenience and comfort for all residents.

The two double bedrooms both have built in storage and the second bedroom also has a Juliet balcony with views towards the river.

In addition to its attractive interior, the property has built in storage to the hallway which has been thoughtfully installed, the property also benefits from private parking to the rear and a secure entrance, providing peace of mind for its occupants. The location is particularly appealing, as it is close to lovely walks along the river and canal paths, allowing for leisurely strolls in a picturesque setting. Furthermore, the city centre is within walking distance, offering a variety of shops, cafes, and amenities.

This apartment is a perfect blend of modern living and convenience, making it an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

## Features

• TWO BEDROOMED FIRST FLOOR APARTMENT • EXTENDED LIVING SPACE WITH SEPARATE LOUNGE • FITTED OPEN PLAN LIVING KITCHEN • HOUSE SHOWER ROOM • FITTED WARDROBES TO BOTH BEDROOMS • SPACIOUS SOUTH FACING BALCONY • PRIVATE PARKING TO THE REAR • SECURITY ENTRANCE TO APARTMENT • EASY WALK IN TO THE CITY CENTRE • LEASE HOLD SERVICE CHARGE £572.26 PER ANNUM ( 2025)