

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**Flat 14 Bishops Court, Williamson Drive, Ripon, HG4 1AY**

**Asking Price £298,950**

**Property Images**

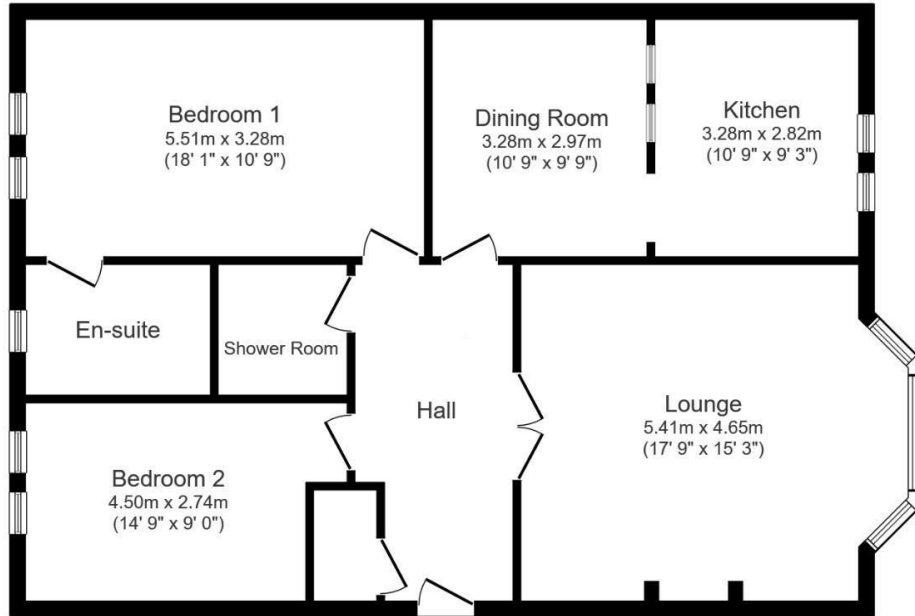


## Property Images





## Floorplan



Floor plan

Floor area 94.0 sq.m. (1,012 sq.ft.)

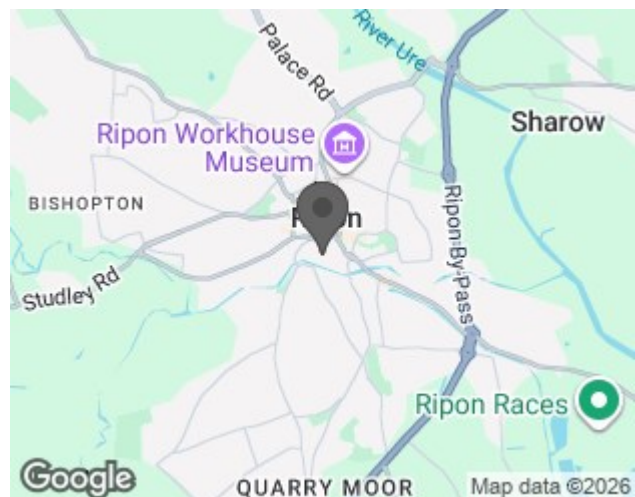
Total floor area: 94.0 sq.m. (1,012 sq.ft.)

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: Flat - Purpose Built Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

Offered for sale with NO ONWARD CHAIN - A beautifully presented two double bedroom second floor apartment, situated within a sought after purpose built development in the heart of Ripon, boasting a stunning view of Ripon Cathedral.

Accessed via a well maintained communal entrance hall with both stairs and lift access, the property offers spacious and modern accommodation ideal for professionals, downsizers or those seeking a convenient central location.

Upon entering the apartment, you are welcomed by a generous entrance hall, providing ample space for a study area or home office, with a large storage cupboard. Leading off from the hall is a stylish shower room with sink and toilet. The elegant lounge features a charming bay window, overlooking the river Skell and a focal fireplace, fitted with a remote control gas fire, offering a bright and inviting space to relax while enjoying the picturesque outlook.

The modern dining kitchen is fitted with a range of contemporary units and integrated appliances, which include a washing machine, dishwasher, fridge, freezer, oven and microwave, providing a perfect setting for everyday living and entertaining.

There are two well proportioned double bedrooms, both with a range of fitted wardrobes, including a master with ensuite wet room, and underfloor heating alongside the stylish main shower room.

Externally, the apartment benefits from a parking space in the private car park, additional visitor parking, and a single garage—an excellent advantage in this central location. There is also a communal washing area for your vehicle on site.

This superb apartment offers a rare combination of space, style and convenience, all within a highly desirable development in the centre of Ripon.

## Features

• SECOND FLOOR APARTMENT WITH LIFT • TWO DOUBLE BEDROOMS • MASTER EN SUITE SHOWER ROOM • MAIN SHOWER ROOM • LOUNGE • DINING KITCHEN • PARKING SPACE AND GARAGE • CHAIN FREE • CENTRAL LOCATION • EPC RATING B