



HEWETSON & JOHNSON



## NUMBER 6 UNIVERSITY GARDENS

Ripon, HG4 2AD

[www.hewetsonandjohnson.co.uk](http://www.hewetsonandjohnson.co.uk)

# Ripon

Ripon is a thriving city in North Yorkshire noted for its Medieval cathedral. The city has developed around a market place, which has provided a focus for its townsfolk over the years. A short distance away is Studley Royal Park and Fountains Abbey which is a UNESCO World Heritage Site, situated on the fringes of the Yorkshire Dales' National Park.

The city offers excellent amenities including restaurants, supermarkets, a race-course, and a cinema. Booths is a high-end supermarket unique to The North, which champions local produce and suppliers, and conveniently is only a third of a mile walk away.

Ripon Grammar School was rated outstanding by Ofsted and has been a strong factor for families moving to the area for many years. The state secondary alternative is Outwood Academy Ripon, also deemed outstanding (2016). At

primary level, St Wilfrid's RC is rated outstanding (2017); Ripon Cathedral Church of England Primary School, below the cathedral, is Good, as are Holy Trinity CofE and Moorside schools.

The Times included Ripon in its Best Places to Live in the UK 2020 describing it as a ".....mini city, which has added an arthouse cinema to its roster of good schools and old-fashioned shops."

Despite its scenic surroundings, Ripon is conveniently located for the A1(M) (4.3 miles) and Harrogate is just 11 miles to the south. Thirsk's train station (11 miles) has regular, direct services to London Kings Cross making the journey in about 2 hours 10 minutes, as well as to York, Manchester, and Leeds. Leeds Bradford Airport is 23 miles away.





## THE HOUSE

6 University Gardens is an exceptional three bedroom “town house” conversion of a period building in Ripon’s town centre. The developers have created a contemporary home with its own front door, boasting an impressive living room with an open plan kitchen, facing south over the communal gardens. The kitchen living room has been designed to complement the room’s tall ceiling and long windows, creating an inviting living space. The kitchen is fitted with white marble work surfaces, a Bosh dishwasher, double oven and induction hob. There are two double bedrooms to the first floor, one with an en suite shower room, and a house bathroom. Of particular note is the loft style, second floor

master bedroom with its en suite bathroom and skylights. The living room and entrance hall have wood effect flooring, the bathrooms are tiled, and there are carpets throughout the rest. As the show house, it is furnished and the furnishings are available separate negotiation. There is an air source hot water cylinder, and ATC Sun Ray RF radiators with remote control via an app, and Alexa or Google home devices.

The site is gated, and the house has two parking spaces adjacent and access to the landscaped gardens opposite.



## THE DEVELOPMENT

University Gardens consists of eight beautifully crafted “town house” conversions and five new build houses. Originally the site was Ripon Girls High School which opened in 1909 and was eventually merged with Ripon Grammar in 1962. This is a heritage site of local importance and part of the Ripon Conservation Area.

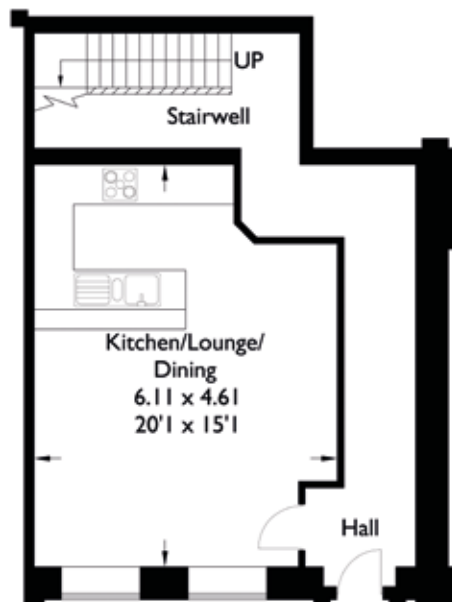
Number 6 is the show home, one of the eight conversions, the rest will be ready for occupation by Christmas 2024.

The houses vary in size and price point, four have balconies and they all have access to a communal garden which is at the heart of the development. If you would like to register your interest on the development as a whole, please do contact Hewetson and Johnson to discuss your requirements.

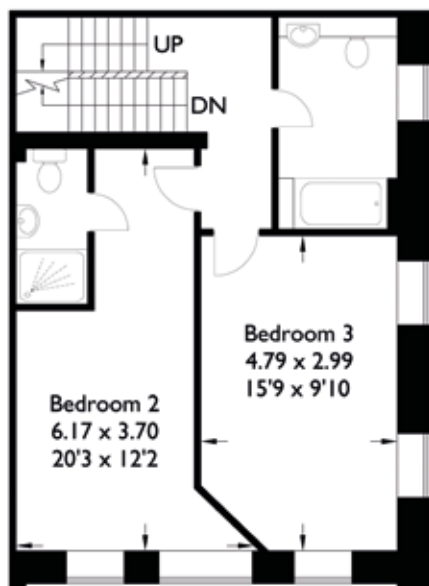
### LEASE AND SERVICE CHARGE

There will be an estate charge to be confirmed. The town houses are to be sold with leases of 999 years with a share in the management company. The ground rent is “a peppercorn”.

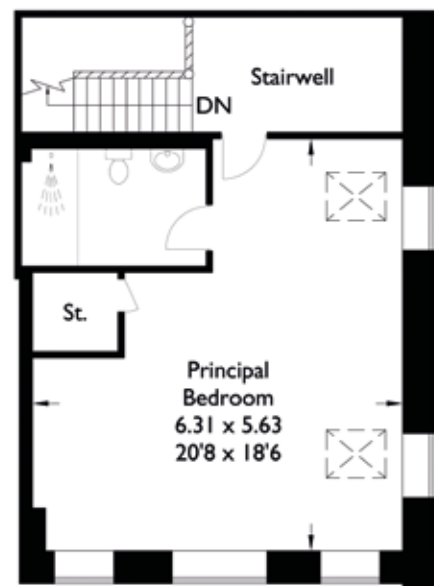
## Number 6, University Gardens



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.