



HEWETSON & JOHNSON

*A most impressive townhouse conversion*

***1 University Gardens, Ripon HG4 2HD***







*This is a terrific and imaginative conversion in a landmark Ripon development. The sitting room with its tall ceilings and doors onto the terrace is fabulous.*

**Ben Pridden**



- Entrance hall
- Living room
- WC
- 3 bathrooms one en suite
- Store
- Sitting room
- Kitchen
- 3 bedrooms
- Terrace and communal garden
- 2 covered parking spaces

### Location

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 independent shops, restaurants, supermarkets and a racecourse. 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 offers several excellent schools including Ripon Grammar, one of the region's best.

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) provides a direct service to London Kings Cross (approx. 2 hours 10 minutes), as well as to York, Manchester, and Leeds. Leeds Bradford Airport is 23 miles away.

### The Development

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

The town houses are supplied with electric heating and hot water.

### The House

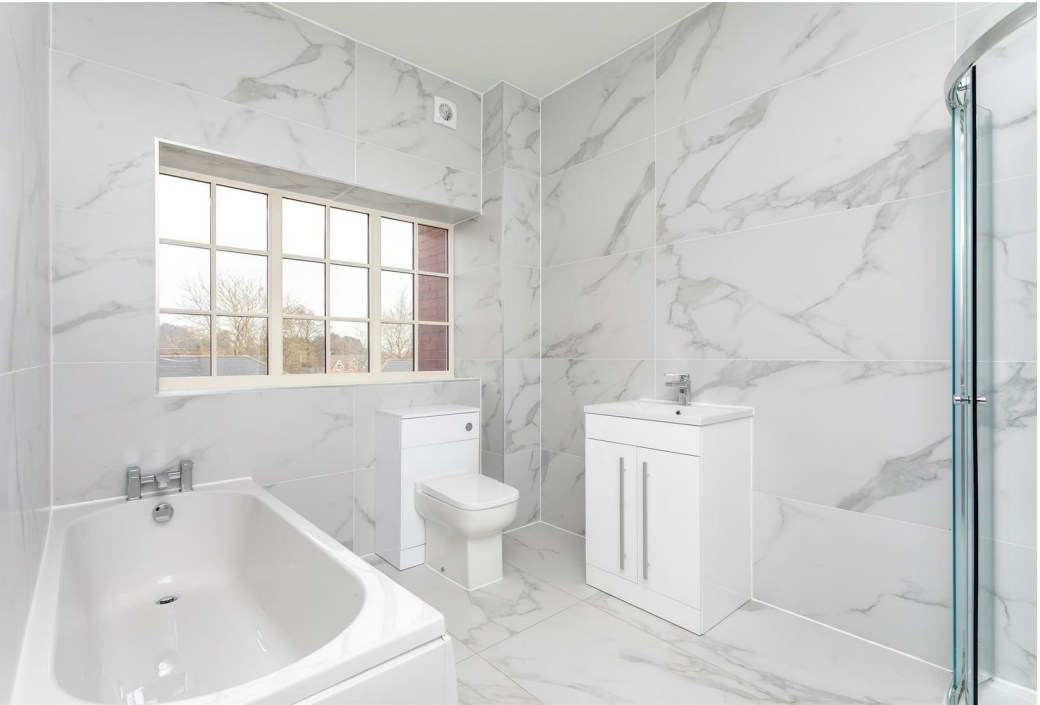
This is an exceptional home offering excellent reception space and a fabulous terraced garden. The sitting room has tall ceilings with doors on to the terrace and there is a natural space for a dining table, in addition there is a large living room on the lower ground floor. The kitchen is open to the living room and is fully fitted with Bosch appliances and a window overlooking the terrace.

On the first floor are two double bedrooms and two bathrooms, one ensuite. The master bedroom is found on the second floor with its own shower room and a pitched ceiling with sky lights and a feature windows with views towards College Lawns.

### Lease and Estate 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.





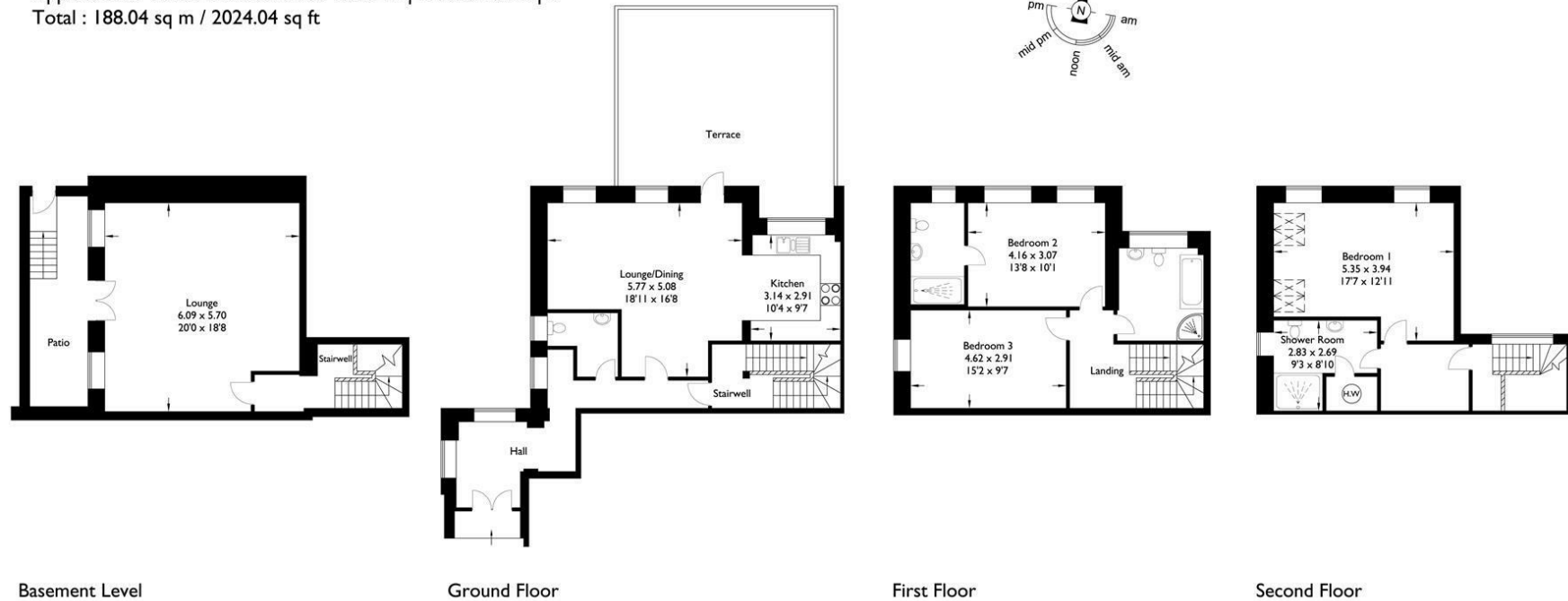




## Old Lecture Building Plot 10

Approximate Gross Internal Area : 188.04 sq m / 2024.04 sq ft

Total : 188.04 sq m / 2024.04 sq ft



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
	Very energy efficient - lower running costs		
	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(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		49	54
EU Directive 2002/91/EC			