



HEWETSON & JOHNSON

A beautifully converted townhouse development

Apartment 1 University Gardens, Ripon HG4 2HD





This is a rare opportunity to purchase a beautifully crafted townhouse in a new gated development close to the town centre with a terrace and communal garden.

Ben Pridden



- Entrance hall
- 2 first floor bedrooms, 1 en suite
- House bathroom
- Communal garden
- Living room with open kitchen
- Master bedroom with en suite
- Terrace
- 2 undercroft 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 Property

This is an exceptional three bedroom townhouse conversion of a period building in Ripon's town centre, with an impressive terraced garden. The living room has been designed to complement the room's tall ceiling with double doors onto the terrace and an open plan kitchen, creating an inviting living space. The kitchen is fitted with white quartz work surfaces, a Bosch 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. The master bedroom has an en suite shower room and fabulous views.

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.



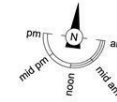




Old Lecture Building Plot 11

Approximate Gross Internal Area : 137.22 sq m / 1477.02 sq ft

Total : 137.22 sq m / 1477.02 sq ft



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.

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

THE GRANARY, NESS HALL, EAST NESS, YORK, NORTH YORKSHIRE, YO62 5XD

T: 01347 868308 E: SALES@HEWETSONANDJOHNSON.CO.UK W: HEWETSONANDJOHNSON.CO.UK