



HEWETSON & JOHNSON

*A most impressive townhouse conversion*

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







*This is a wonderful home of a contemporary design in the thriving city of Ripon. The property is full of natural light and has access to a communal garden.*

**Ben Pridden**



- Entrance hall
- 2 first floor bedrooms
- Master bedroom with a shower en suite
- Gated development
- Living kitchen
- House bathroom
- Comunal garden
- 2 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

5 University Gardens is an exceptional three bedroom "townhouse" conversion. 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 quartz work surfaces, a Bosch dishwasher, double oven and induction hob.

There are two double bedrooms to the first floor and a house bathroom. Of particular note is the loft style, second floor master bedroom with its en suite shower room and skylights.

### 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.







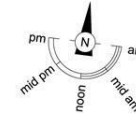




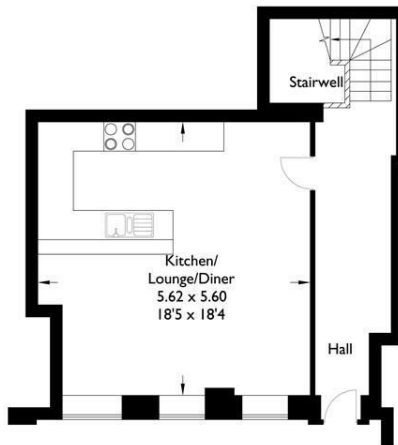
## Old Lecture Building Plot 7

Approximate Gross Internal Area : 143.59 sq m / 1545.59 sq ft

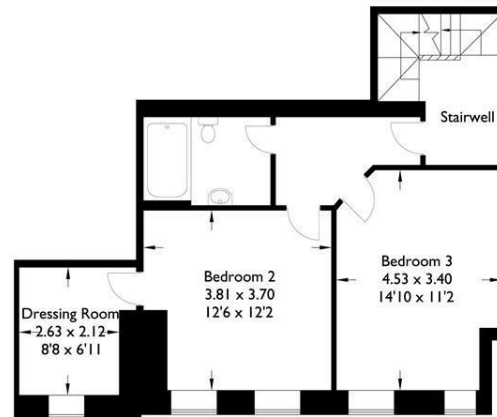
Total : 143.59 sq m / 1545.59 sq ft



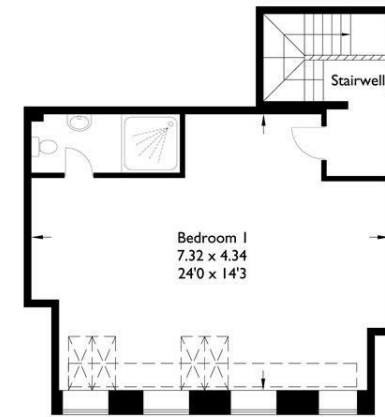
----- Restricted Head Height



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.

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		
EU Directive 2002/91/EC		