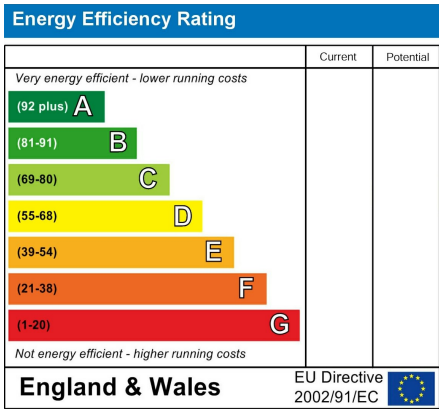


Floor Plan



Energy Performance Certificate



Directions

As you proceed into Ripon on Harrogate Road, continue onto Low Skellgate. At the light proceed up High Skellgate towards the market square. At the top of the hill turn left onto Fishergate. Take a right towards the mini roundabout and take the first exit on Blossom Gate. Turn right into Trinity Lane and the left onto College Road where the development is found on your right hand side.

Council Tax Band    Tenure Leasehold

**Agents Notes**  
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£450,000

1 University Gardens, The Old Lecture Building College Road, Ripon,      3 Bedroom House - Townhouse  
HG4 2HD

**A beautifully renovated three bedroomed town house with spacious living accommodation split over four floors finished to an exacting standard and benefitting from a superb location within walking distance of Ripon's City centre. NO ONWARD CHAIN.**



**HOPKINSONS**  
E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



Description

University Gardens is a combination of eight amazing conversions, there are also five new build houses on the site which have all been sold. Originally the site was Ripon Girls High School which opened in 1909 and is a heritage site of local importance and part of Ripon's conservation area.

With electric heating and characterful features the living accommodation comprises; entrance hall, open plan living kitchen with quartz worktops, Bosch appliances including fridge, freezer, dishwasher, washing machine, induction hob, double oven and microwave. There is a breakfast bar and double doors leading out onto the a decked courtyard garden creating a fantastic entertaining space. To the lower ground floor there is a spacious lounge with double doors out onto another patio area.

On the first floor the landing leads to the two double bedrooms, one with an ensuite shower room with walk in shower, w/c and hand basin. The modern house bathroom which includes a separate bath, walk in shower, w/c and hand basin and a heated towel rail. On the second floor is a spacious master bedroom with ensuite bathroom with separate bath, walk in shower, w/c and hand basin. There is also a useful storage cupboard which also houses the hot water tank.

Outside there are two allocated parking spaces with electric car charging points. There are communal gardens to the front which are maintained by the management company. There are two private courtyard areas which create a great entertaining space, especially the one accessed the through the double doors from the open plan living kitchen.

AGENTS NOTES: The furnished photos are of the show house.

