



1 Ripley House
Lawrence Square, York YO10
3FN

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1 Ripley House
Lawrence Square, York
YO10 3FN
£175,000

Ripley House is located in the charming Lawrence Square. This delightful ground floor apartment boasts two cosy bedrooms, perfect for a small family or those looking for a spare room or home office.

One of the highlights of this apartment is the bonus of the outside space, with exclusive walled garden.

Located in a desirable area with no forward chain, this apartment offers a fantastic opportunity for first time buyers and investors alike! Conveniently located within walking distance to the city centre and University.

EPC Rating C
Council Tax Band C

Entrance Hallway

Electric heater. Doors to further rooms Entry phone system, Storage cupboard with water tank.

Lounge

18'11 x 11'5 (5.77m x 3.48m)

Three windows. Patio door to the garden. Two electric heaters.

Kitchen

10'7 x 5'6 (3.23m x 1.68m)

Fitted with high and low level units and coordinating worktops. Window. Space for fridge freezer. Space and plumbing for washing machine. Oven with electric hob and extractor hood over. Sink and drainer unit.





Bedroom One

10'10 x 9'5 (3.30m x 2.87m)

Window. Electric heater.

Bedroom Two

10'4 x 9'5 (3.15m x 2.87m)

Two windows. Electric heater.

Bathroom

6'10 x 5'8 (2.08m x 1.73m)

Fitted with a three piece suite comprising; bath with shower over, wash hand basin and toilet. Heated towel rail.

Outside

There is a courtyard garden with large mature shrub and patio area. There are visitors spaces on site, terms and conditions do apply, a lease is available on request.

Leasehold Information

This information is to be checked and verified by a solicitor.

The 125 year lease began in 2003.

Total service charge for last year £1210.26

Ground Rent for last year was £248.24 paid annually.

Sorry no holiday lets!

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

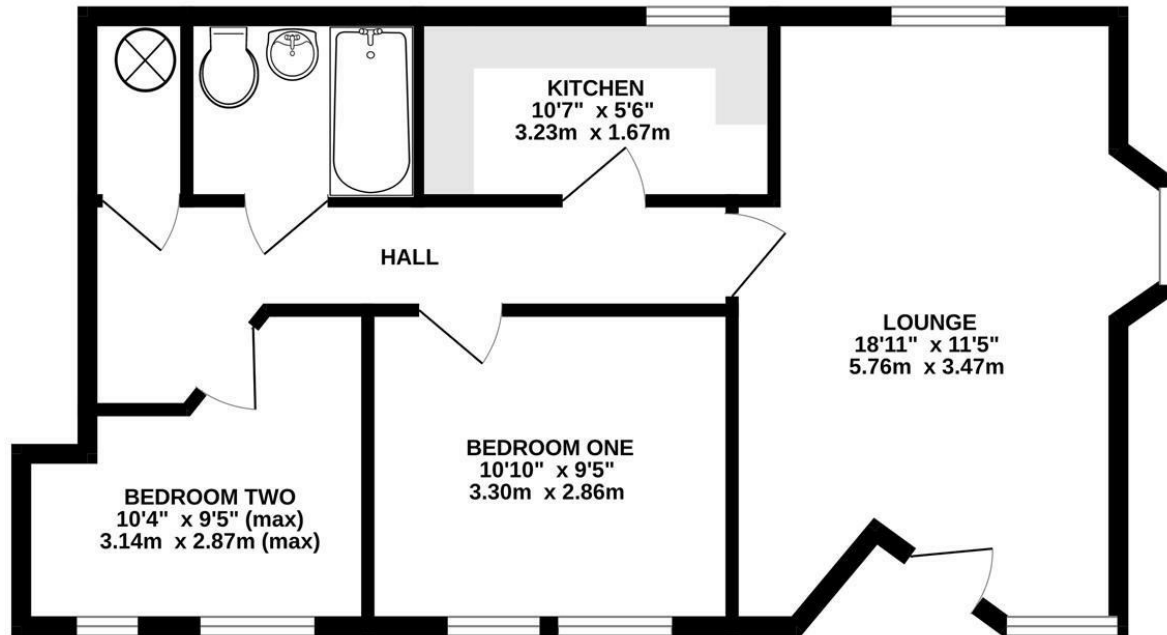
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has electric heaters for heating and a water cylinder tank for hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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