



10 Palace Road Ripon, HG4 1ET

We are pleased to offer this first floor apartment set in a delightful Victorian building located on the North side of Ripon with close proximity of Ripon's City Centre. This property benefits from being spacious throughout and offers a perfect combination of character features and modern fixtures and fittings. The accommodation comprises: Entrance hall, generously sized living room, kitchen, bathroom, two double bedrooms, bedroom three/study. Externally: Communal garden.

Asking Price £165,000

10 Palace Road

Ripon, HG4 1ET



- VICTORIAN FIRST FLOOR APARTMENT
- SPACIOUS THROUGHOUT
- CHARACTER + MODERN FEATURES
- CLOSE TO RIPON CITY CENTRE
- THREE BEDROOMS
- COMMUNUAL GARDENS

ENTRANCE HALL

Built in storage cupboard, radiator.

LOUNGE

15'11" x 13'6" (4.85 x 4.11)

Window to front aspect, double radiator, ceiling coving, feature fire place with hearth and wooden surround, built in storage cupboard.

KITCHEN

10'11" x 10'11" (3.33 x 3.33)

Modern wall and base units with roll top work surface over, sink unit housing stainless steel sink and drainer with swivel mixer taps, four ring gas hob and oven with extractor hood over. Space and plumbing for washing machine, space for fridge freezer, wall mounted boiler, radiator, two windows to side aspect, double glazed window to rear aspect.

BEDROOM ONE

16'4" x 14'7" (4.98 x 4.44)

Window to rear aspect, radiator, feature fire place housing a cast iron surround, built in storage cupboard.

BEDROOM TWO

14'1" x 9'7" ext14'6" (4.29 x 2.92 ext4.42)

Window to front aspect, radiator, ceiling coving.

BEDROOM THREE/ STUDY

7'11" x 10'7" (2.41 x 3.23)

Two x light wells from bedroom two, radiator.

BATHROOM

6'5" x 6'5" (1.96 x 1.96)

White suite comprising: Low level W.C., wall mounted basin with swivel

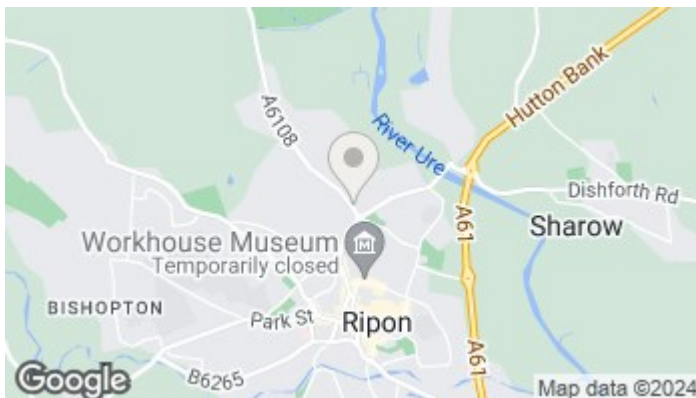
mixer tap, panelled bath with overhead mains shower, inset ceiling spot lights, window to side aspect.

EXTERNALLY

Communal Garden.
On street parking.

AGENTS NOTES

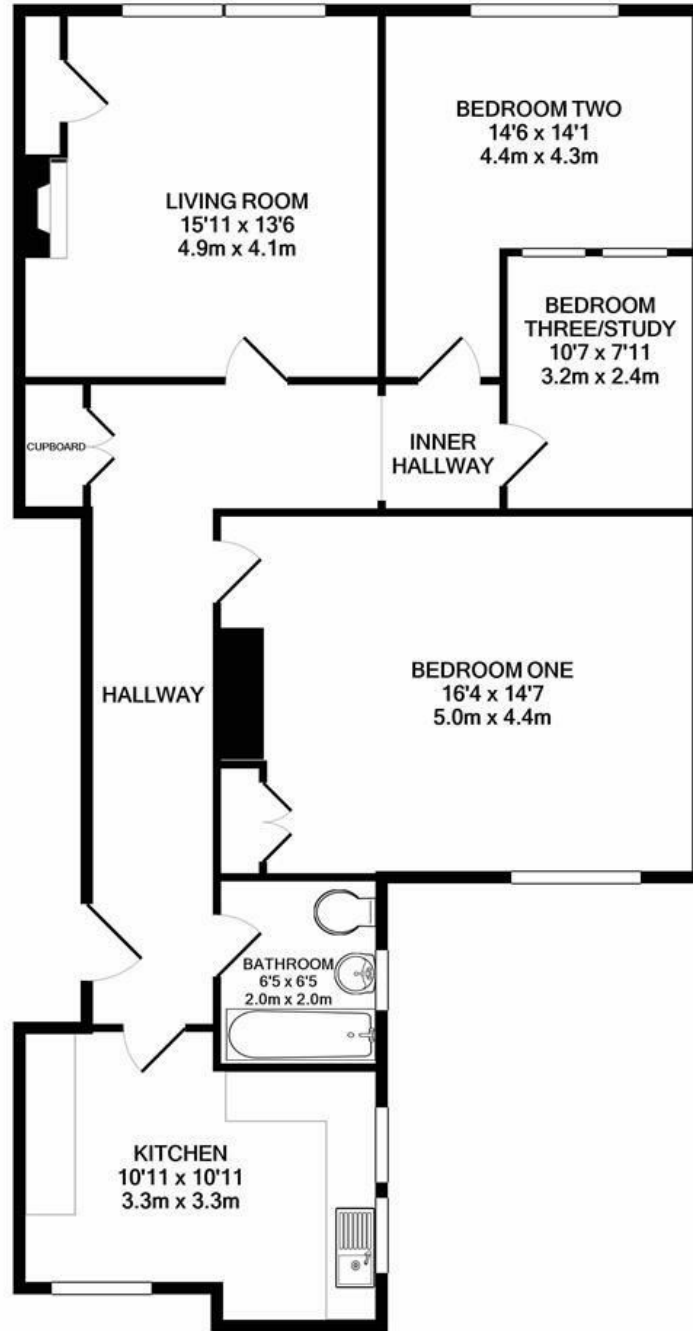
Council Tax Band B
Lease Details- 198 years from 1988 (Expires 2186)
Maintenance charge £480 per annum
No Ground Rent



[Directions](#)



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	