



## Flat 5 Mill House

Duck Hill, Ripon, HG4 1BL

FANTASTIC NEW PRICE!!! A two bedroom second floor apartment which has been totally refurbished close to Historic Ripon City Centre and located conveniently to all local amenities with central location, easy access to public transport and commuter links. This property benefits from a new modern kitchen and appliances, bathroom, carpets and full redecoration throughout. new electric heating and double glazed windows installed. The property briefly comprises: Communal front door into entrance hall with stairs to second floor leading to private front door, inner hallway, lounge, kitchen, two bedrooms, bathroom with a further storage cupboard on communal landing. Viewing essential to appreciate what's on offer.

**Offers Over £100,000**

# Flat 5 Mill House

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- FANTASTIC NEW PRICE!!!
- FULLY REDECORATED THROUGHOUT
- GREAT BUY TO LET OR FTB PROPERTY
- SECOND FLOOR TWO BEDROOM APARTMENT
- DOUBLE GLAZING
- CLOSE TO COMMUTER LINKS
- NEW KITCHEN AND BATHROOM
- CITY CENTRE LOCATION

## FRONT DOOR

Leading into communal entrance hall with stairs leading to second floor.

## ENTRANCE HALL

Security entry phone, cupboard housing hot water tank.

## LOUNGE

12'8" x 14'2" (3.86m x 4.32m)  
Double glazed window to front and side aspect, wall mounted electric heater, tv and phone point.

## KITCHEN

9'7" x 7'4" (2.92m x 2.24m)  
New range of modern wall and base units with work top over, integrated four ring electric hob and oven with

extractor hood over, stainless steel sink unit with bowl, drainer and swivel mixer tap, under counter space and plumbing for washer and space for under counter fridge.

## BEDROOM ONE

12'5" x 9'8" (3.78m x 2.95m)  
Double glazed window to front aspect, wall mounted electric heater.

## BEDROOM TWO

7'8" x 7'9" (2.34m x 2.36m)  
Double glazed window to side aspect, wall mounted electric heater.

## BATHROOM

5'5" x 7'9" (1.65m x 2.36m)  
New Modern white suite comprising:

Panelled bath, low level W.C., pedestal hand wash basin, extractor fan and wall mounted heater.

## STORAGE CUPBOARD

Storage cupboard on communal landing.

## AGENTS NOTES

The property has a share of the FREEHOLD  
LEASEHOLD: 999 year lease with approx 963 Years Remaining.  
Service Charge: £75 a month



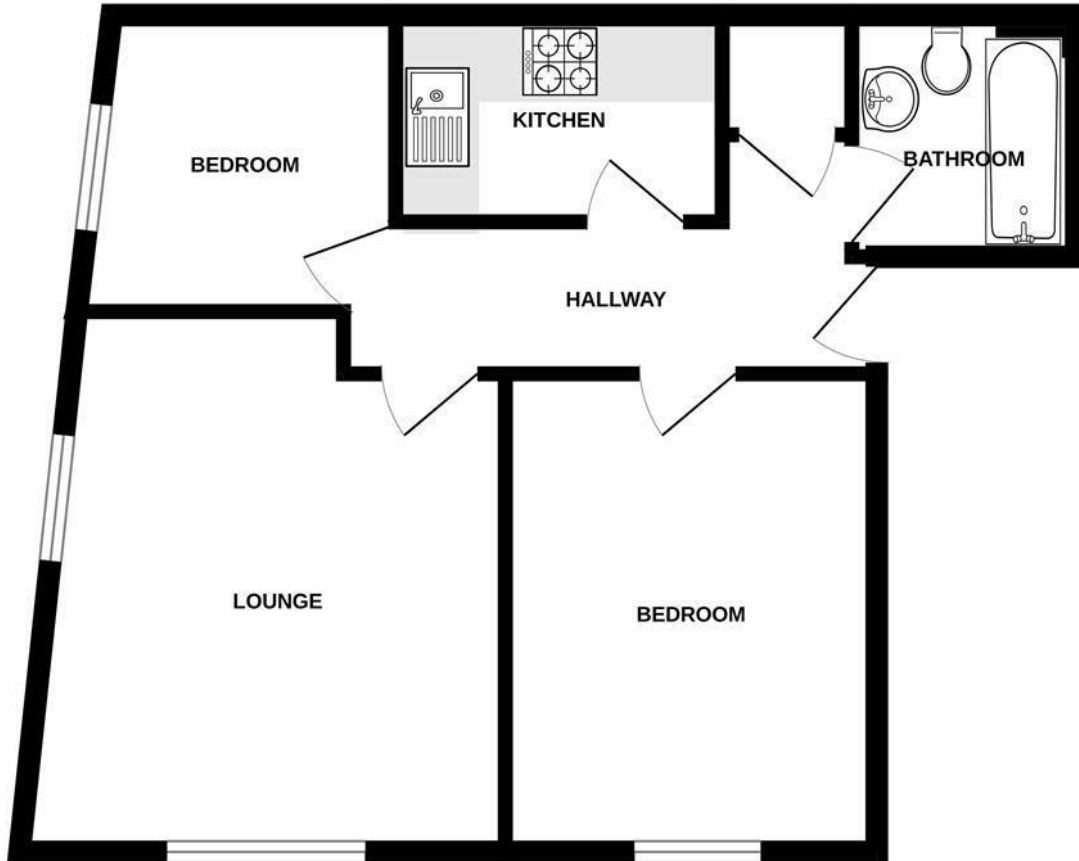
[Directions](#)





# Floor Plan

GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 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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2 North Street, Ripon, North Yorkshire, HG4 1JY  
 Tel: 01765 604343 Email: [ripon@sherringtonsestateagents.co.uk](mailto:ripon@sherringtonsestateagents.co.uk) <https://www.sherringtonsestateagents.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(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	