



2 Waterside

Ripon, HG4 1RA

An attractive spacious ground floor one bedroom apartment enjoying a tranquil setting close to Ripon Cathedral and Historic Ripon City Centre. The property benefits from an excellent ground floor position in a great location within walking distance of city centre and canal side walks, refurbished and modern throughout with a bright and spacious lounge, good size double bedroom with built in wardrobes and designated parking. Comprising: Communal entrance hallway leading to ground floor apartment. Front door, entrance hallway with security entry phone, lounge, modern kitchen, double bedroom, modern bathroom. Externally: Designated off street parking to the front of the property. NO CHAIN!!!

A LOVELY HOME AND WILL SUIT A WIDE RANGE OF BUYERS!!!

Asking Price £122,500

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- ONE BEDROOM GROUND FLOOR APARTMENT
- TRANQUIL SETTING + CUL DE SAC LOCATION
- FULLY REFURBISHED, MODERN + SPACIOUS THROUGHOUT
- GREAT LOCATION CLOSE TO CANAL SIDE WALKS
- DESIGNATED OFF STREET PARKING SPACE
- EXCELLENT GROUND FLOOR POSITION
- DOUBLE GLAZING + GAS CENTRAL HEATING
- WALKABLE TO RIPON CITY CENTRE
- NO CHAIN!!!

COMMUNAL ENTRANCE

Security entry door leading to ground floor flat, communal cupboard housing electric meters.

FRONT DOOR

Leading into:

ENTRANCE HALLWAY

Security entry phone, double radiator inset ceiling spot light.

LOUNGE DINING ROOM

13' x 14'07" (3.96m x 4.45m)
Spacious lounge with two x double glazed window to front aspect, tv and phone point, double radiator, thermostat wall control.

KITCHEN

8'8" x 7' (2.64m x 2.13m)
Modern range of wall and base units with work surface over, stainless steel sink unit housing bowl, drainer and

swivel mixer tap, integrated electric oven and gas hob, extractor fan, space and plumbing for washing machine, space for upright fridge freezer, cupboard housing combi boiler, inset ceiling spot lights, double glazed window to front aspect.

DOUBLE BEDROOM

13'01" x 10'07" (into wardrobes) (3.99m x 3.23m (into wardrobes))
Spacious bedroom with built in double wardrobes and storage cupboard, double radiator, tv and phone point, double glazed window to side aspect.

BATHROOM

6'09" x 10'07" (2.06m x 3.23m)
Modern white suite comprising: Panelled bath and taps with over head mains shower, integrated vanity unit housing W.C., and basin with mono mixer tap, mirror fronted wall cabinet,

heated chrome towel radiator, extractor fan, inset ceiling spot light.

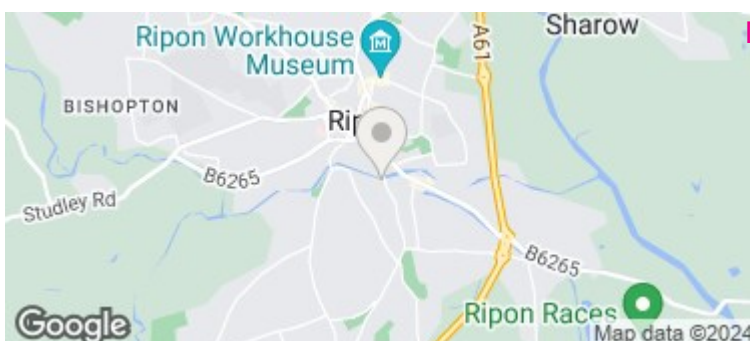
EXTERNALLY

PARKING

Designated off street parking space to the front of the property.

AGENTS NOTES

999 Year Lease From 1991
£99 Ground Rent Per Annum
Management Fee approx £148 PCM
Inc of Buildings Insurance and maintenance, communal areas, gardens and parking etc
New Double Glazed Windows Installed Nov 2021
Disclaimer- Please be advised a family member of this property works for Sherringtons Sales & Lettings Ltd

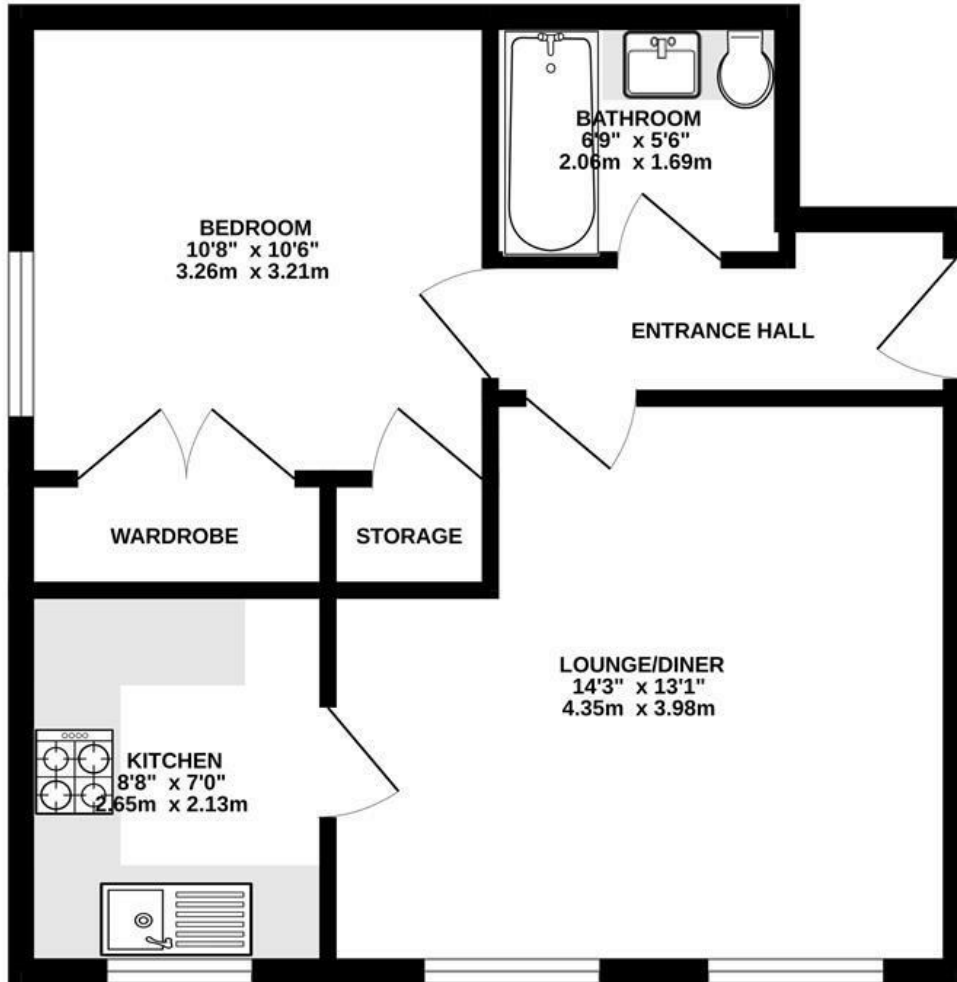


Directions



Floor Plan

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	