



Flat 1, 2 Fishergate

Ripon, HG4 1DY

NEW PRICE!!! A superb Ripon city centre location with views overlooking the main square we are pleased to offer a well presented and spacious one double bedroom first floor apartment set in the heart of Ripon. The property benefits from being light, spacious and modern throughout, gas central heating and within walking distance to local amenities and public transport links. The accommodation comprises: Communal entrance and stairs leading to first floor, front door, entrance hall, lounge, kitchen dining room, double bedroom with ensuite bathroom. **NO CHAIN!!! TO SUIT A WIDE RANGE OF BUYERS!!!**

Asking Price £110,000

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- NEW PRICE!!!
- MODERN KITCHEN DINING WITH INTEGRATED APPLIANCES
- VIEWS OVERLOOKING MAIN SQUARE
- NO CHAIN!!!
- FIRST FLOOR ONE BEDROOM APARTMENT
- SPACIOUS LOUNGE WITH FEATURE FIRE PLACE
- SPACIOUS, LIGHT + MODERN THROUGHOUT
- RIPON CITY CENTRE LOCATION
- ENSUITE MODERN BATHROOM
- TO SUIT A WIDE RANGE OF BUYERS!!!

COMMUNAL ENTRANCE

Communal entrance and stairwell provides access to only two apartments. Stairs to first floor leading to entrance door.

ENTRANCE HALL

Wood framed window to side aspect, ceiling coving, radiator, security entry phone.

LOUNGE

15'5" x 15'5" (4.70m x 4.70m)
Feature fire place housing open fire place with tiled inset and hearth, wood framed window to front aspect, double radiator, ceiling coving, tv and phone point.

KITCHEN DINING ROOM

8'8" x 11'6" (2.64m x 3.51m)
Range of modern wall and base units with roll top work surface over, bath with overhead mains chrome sink unit housing bowl, drainer and mixer tap, integrated four ring gas hob and electric oven with extractor fan over, integrated dishwasher and washing machine, space for undercounter fridge, cupboard housing central heating boiler, ceiling coving.

DOUBLE BEDROOM

10'6" x 9'9" (3.20m x 2.97m)
Wood framed window to side aspect, ceiling coving, double radiator.

ENSUITE BATHROOM

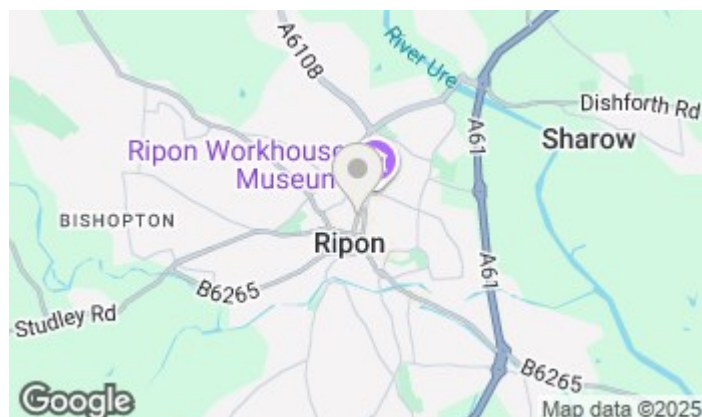
10'5" x 5'11" (3.18m x 1.80m)
White suite comprising: Panelled bath with overhead mains chrome shower, low level W.C., pedestal hand wash basin, extractor fan, inset ceiling spot lights, chrome wall mounted towel rail, feature fire place.

AGENTS NOTES

Leasehold Details: 999 years from Dec 2008

Ground Rent £100 Per Annum
Buildings Insurance £521.94 Per Annum

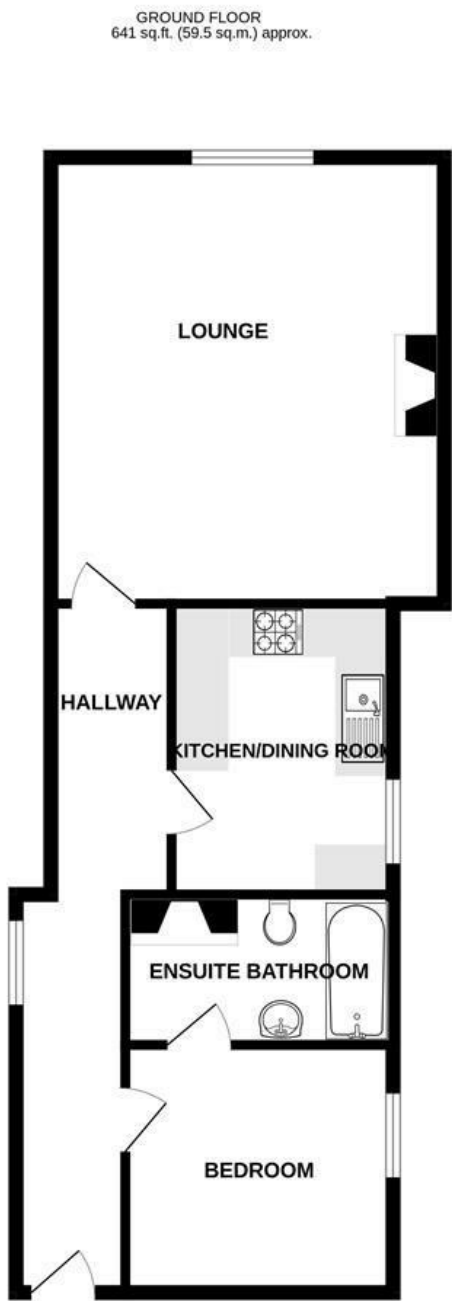
NO CHAIN!!!



Directions



Floor Plan



TOTAL FLOOR AREA : 641 sq.ft. (59.5 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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