



6 Mill House

Duck Hill Ripon, HG4 1BL

INVESTMENT OPPORTUNITY!!! A two bedroom second floor apartment set within walking distance of Historic Ripon City Centre and located conveniently to all local amenities and with easy access to public transport and commuter links. This property benefits from spacious lounge, modern kitchen, central location, electric heating, double glazing. Briefly comprises: Communal front door and 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. **INVESTMENT PURCHASE with TENANTS IN SITU!!!**

Asking Price £100,000

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- INVESTMENT PURCHASE!!!
- CITY CENTRE LOCATION
- TWO BEDROOM SECOND FLOOR APARTMENT
- DOUBLE GLAZING + ELECTRIC HEATING
- MODERN KITCHEN + SPACIOUS LOUNGE
- INVESTMENT OPPORTUNITY FOR SALE with TENANTS IN SITU!!!

FRONT DOOR

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

ENTRANCE HALL

Security entry phone, cupboard housing hot water tank and space and plumbing for washing machine.

LOUNGE

12'4" x 13' (3.76m x 3.96m)
Double glazed window to front and side aspect, electric heater, tv and phone point. (currently used as a bedroom).

KITCHEN

9'7" x 7'4" (2.92m x 2.24m)
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, space for upright fridge freezer, double glazed window to rear aspect.

BEDROOM ONE

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

BEDROOM TWO

6'5" x 6'1" (1.96m x 1.85m)
Double glazed window to front aspect, electric heater.

BATHROOM

5'5" x 7'9" (1.65m x 2.36m)
Panelled bath with taps with overhead electric shower, low level W.C., pedestal hand wash basin with taps, extractor fan, tiled floor, wall mounted heater.

STORAGE CUPBOARD

Storage cupboard on communal landing.

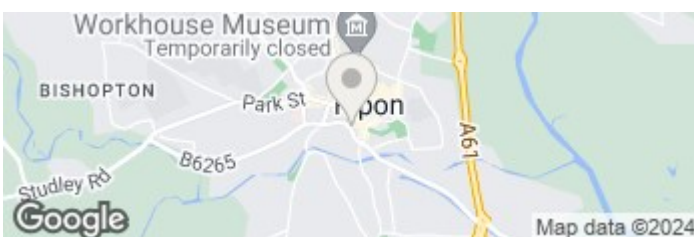
AGENTS NOTES

FOR SALE with TENANTS IN SITU!!!

ACHIEVED RENT £695 Per Calendar Month £8,340.00 Per Annum

This property is LEASEHOLD: 999year lease with 963 Years Remaining.

Service Charge: £900 Per Annum

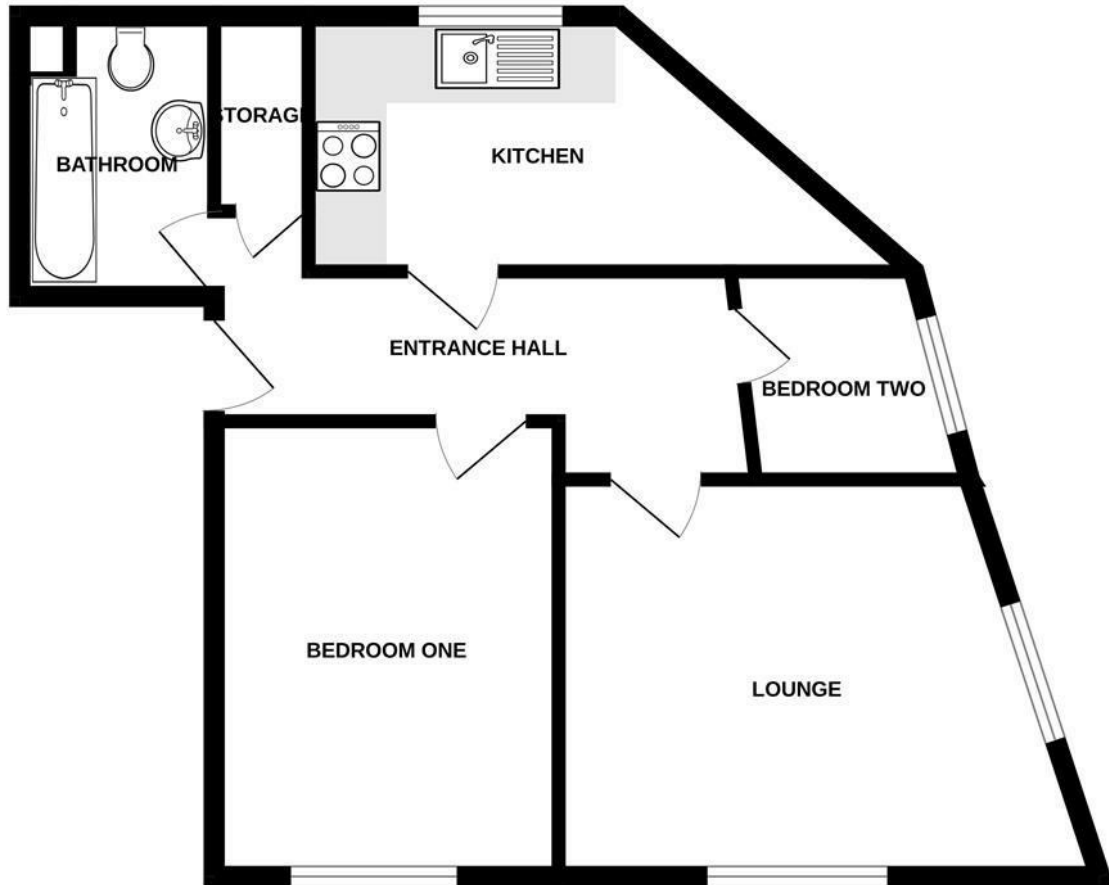


[Directions](#)



Floor Plan

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	