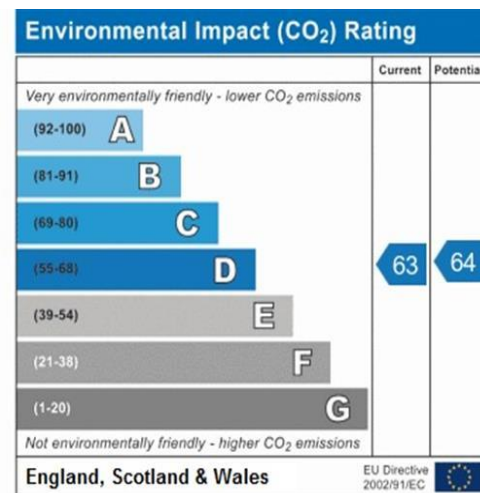
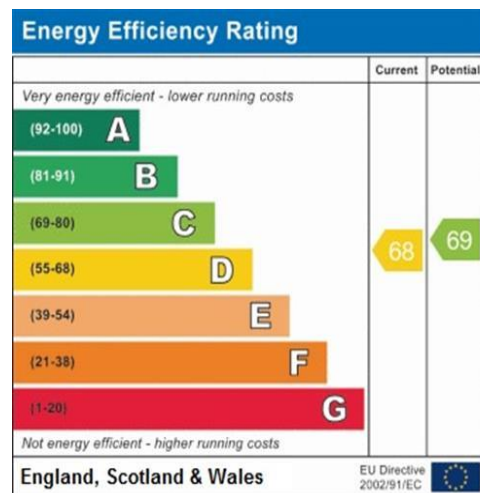


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Address:
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, spacious living room, two double bedrooms, bedroom three/study, kitchen and bathroom. Externally: Communal garden.

This property is FOR SALE AS AN INVESTMENT OPPORTUNITY WITH A TENANT IN SITU !!!

Asking Price: £165,000

Head Office:
2 North Street, Ripon HG4 1JY
Ripon: 01765 604343 ripon@sherringtonsestateagents.co.uk

Palace Road, Ripon, HG4 1ET



ENTRANCE HALL

Built in storage cupboard, radiator.

LOUNGE

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

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

KITCHEN

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

Modern wall and base units with roll top work surface over, sink unit housing stainless steel sink and drainer with swivel mixer tap, 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

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

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



BEDROOM TWO

4.29m (14' 1") x 2.92m (9' 7") ext 14' 6"

Window to front aspect, radiator, ceiling coving.

BEDROOM THREE/ STUDY

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

Two x light wells from bedroom two, radiator.



BATHROOM

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

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 and On Street Parking.

AGENTS NOTES

Council Tax Band B.

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