



14 St. Olaves Close, Ripon HG4 2JF
Auction Guide £200,000



JOPLINGS
Property Consultants



14 ST. OLAVES CLOSE

RIPON, HG4 2JF

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £200,000 + Reservation Fee. The Auction will finish on 24th April at 14:00.

We are pleased to offer for sale this Detached Bungalow with Two Bedrooms in St Olaves Close, a quiet cul-de-sac on the South Side of Ripon. The property has been a well-loved home and is now in need of some updating.

The Bungalow benefits from Garden to the Front and Rear, Driveway Parking and a Garage.

PORCH

A timber partially glazed porch with partially glazed doors at either end, give access to the property.

ENTRANCE

UPVC partially opaque Double Glazed door leads into the bungalow.

HALLWAY

L-shaped hallway. Radiator. Loft access.

LIVING DINING ROOM

UPVC Double Glazed Bay window with a view over the Front Garden and a further UPVC Double Glazed window to the Side. Electric fire with modern Timber Surround. Baxi wall mounted Brazilia Slimline 5 heater. Radiator.

KITCHEN

UPVC Double Glazed window to the Rear. A range of base and wall units with coordinating work surface over. Stainless steel sink and drainer. Tiled splash backs. Freestanding Creda electric oven and hob. Space and plumbing for washing machine. Space for under counter fridge. Radiator.

Built-in storage cupboard housing the Vaillant combi boiler.

BEDROOM ONE

UPVC Double Glazed window overlooking the Rear Garden. Radiator.



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BEDROOM TWO

UPVC Double Glazed window overlooking the Front Garden. Radiator.

BATHROOM

Opaque UPVC Double Glazed window to the Side. Suite comprises: bath with partially tiled walls, pedestal wash hand basin and low-level WC. Radiator.

OUTSIDE

TO THE FRONT

The garden is mainly laid to lawn with hedged boundaries and mature shrub borders. Tarmac driveway leads up to the Garage.

GARAGE

Single Garage with up and over door. Window to the Rear.

TO THE REAR

A gated pathway leads around from the Front of the property to the Rear Garden. The Garden is mainly laid to lawn with mature evergreen trees and shrubs. A sheltered, paved seating area is directly at the rear of the property.

COUNCIL TAX

Council Tax Band C

SERVICES

Mains Water
Electricity
Drainage
Gas central heating



DIRECTIONS

From the Ripon Office continue into the Market Square, staying in the left hand lane and bearing left down Duck Hill. At the junction take the right hand turn onto Water Skellgate. Continue to the traffic lights and take the left turn, carry on onto Harrogate Road. As you reach the car garage on your right hand side take the turn immediately after this on to Whitcliffe Lane. Continue up Whitcliffe Lane until you come to the cul-de-sac on the right hand side. The property can be found on the right hand side of the cul-de-sac, identified by our board.

A BIT ABOUT RIPON

Ripon is the third smallest city in England and is known for the imposing Cathedral, Ripon Racecourse and the nearby, Fountains Abbey and Studley Royal Gardens. Ripon Market Place is at the centre of the City with a variety of local shops and amenities within easy walking distance. It also benefits from a variety of Primary Schools which feed into the renowned Ripon Grammar School and The Outwood Academy.

Ripon History ...

The town Bell-Man rings the Corn Bell on Thursday morning at 11am to officially announce the start of trading. The Hornblower (the Wakeman) blows his horn on each corner of the market Obelisk at 9pm every night to set the watch.

For those who commute ...

Ripon has good links for the A1 and A19. The Number 36 bus leaves Ripon approximately every 15 minutes for Harrogate and then on to Leeds. For the train, Thirsk is approximately 21 minutes or Harrogate is approximately 29 minutes away. For travelling further afield, Leeds Bradford Airport is approximately 46 minutes travelling distance.

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with Iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

REFERRAL ARRANGEMENTS

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m
Friday 9:00 to 5:00
Saturday 9.00 a.m - 1.00 p.m
Sunday Closed

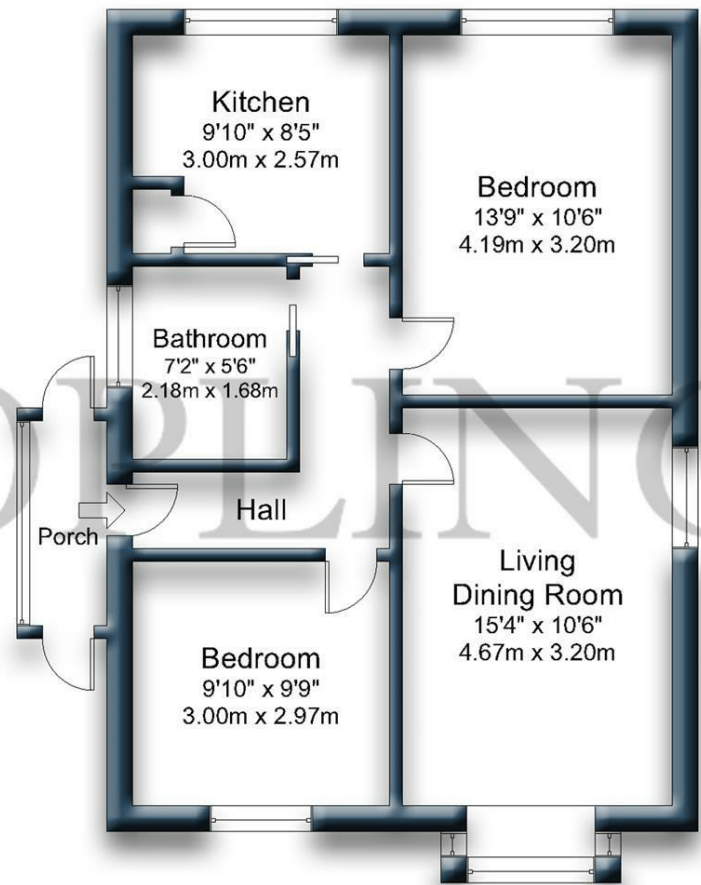
JOPLINGS INFORMATION

Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.





FLOOR PLANS



Gross internal floor area (approx.): 58.5 sq m (630 sq ft)

Not to Scale. Copyright © Apex Plans.
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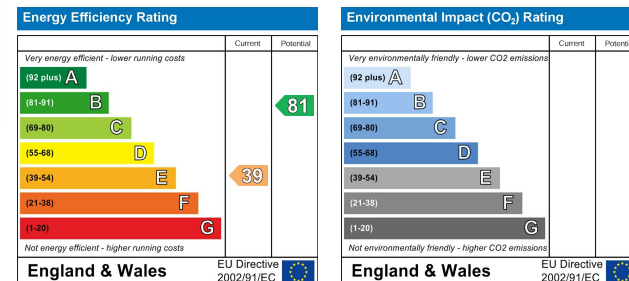
VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



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