



2 Williamson Close, Ripon HG4 1AZ
Asking Price £230,000



JOPLINGS
Property Consultants



2 WILLIAMSON CLOSE

RIPON, HG4 1AZ

Joplings are delighted to welcome this End-Town House to the market. The property is offered with No Onward Chain and Vacant Possession. If you are looking for a home ready for you to put your own stamp on to then this is the property for you.

The Williamson Close property benefits from Three Good Sized Bedrooms. There is the possibility of creating an Ensuite for the Second Floor Bedroom using the built-in Storage Cupboard or the potential to convert this one bedroom into two.

This property is situated in the Riverside Village Development, a quiet cul-de-sac within walking distance to the city centre of Ripon and close to the No 36 bus route for commuting to Harrogate.

ENTRANCE

Timber opaque double glazed front door leads into the property.

HALLWAY

Stairs leading to the first floor. Radiator.

WC

Timber opaque double glazed window to the front. Pedestal wash hand basin and WC. Radiator.

LIVING DINING ROOM

A good sized room with timber double glazed window to the front and further timber double glazed patio doors leading out to the rear garden. Gas fire set within a marble hearth and back with painted timber surround. Radiators.

A useful understairs storage cupboard is accessed from the living area.

KITCHEN

Timber double glazed window to the rear. A range of shaker style base and wall units with coordinating work surface over. Composite sink and drainer with mixer tap. Electric single oven and grill with gas hob and extractor over. Worcester gas central boiler. Radiator.

FIRST FLOOR



Asking Price £230,000



LANDING

Built-in cupboard with shelving and hot water cylinder. Radiator.

Stairs leading to the second floor.

BEDROOM ONE

Timber double glazed windows to the rear. Built-in mirrored wardrobes. Radiator.

BEDROOM THREE

Timber double glazed window to the Front. Radiator.

BATHROOM

Timber opaque double glazed window to the front. Suite comprises: fully-tiled bath with shower tap fixing over, back to unit wash hand basin with storage below and back to unit WC. Partially tiled walls. Radiator.

SECOND FLOOR

BEDROOM TWO

Timber double glazed windows to the front and rear. Built-in storage cupboard and bookshelves. Under eaves storage. Loft access. Radiators.

TO THE OUTSIDE

GARDEN

The property has a low maintenance gravelled and paved rear garden, perfect for alfresco dining. Fencing edges the garden and a gate leads to a shared pathway which leads to the parking area.

NB: The shared pathway is on the deeds of the neighbouring property.

PARKING

The property has permit parking. There are spaces at the front and side of the property which are on a first come, first serve basis.



BROADBAND AND MOBILE PHONE

See Ofcom checker and Openreach website for more details.

COUNCIL TAX

Council Tax Band C

SERVICES

Mains Water
Electricity
Drainage
Gas central heating

LEASEHOLD INFORMATION

This Williamson Close property pays half its proportion of the Maintenance Expense to Riverside Village Ripon Management Company Ltd in advance on 1st January and 1st July each year. In 2023 each of these payments were £85.00, £170.00 in Total. Town and City Management Ltd are the Managing Agents for the Riverside Village Ripon Management Company Ltd.

The length of the lease is 999 years from 1st January 1994 until 1st January 2993. There are 969 years remaining on the lease. Joplings has a copy of the lease in the office with further information.

OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m
Friday 9.00 am - 5.00 pm
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.

DIRECTIONS

From the Joplings North Street office, drive towards Market Place East and out of the Market Place via Duck Hill. Turn right on Water Skellgate. At the traffic lights turn left onto Low Skellgate and follow the road round over the bridge. At the other side of the bridge, turn left into Barefoot Street and left again into Williamson Drive and left again into Williamson Close where you will find the property on the right hand side.

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.

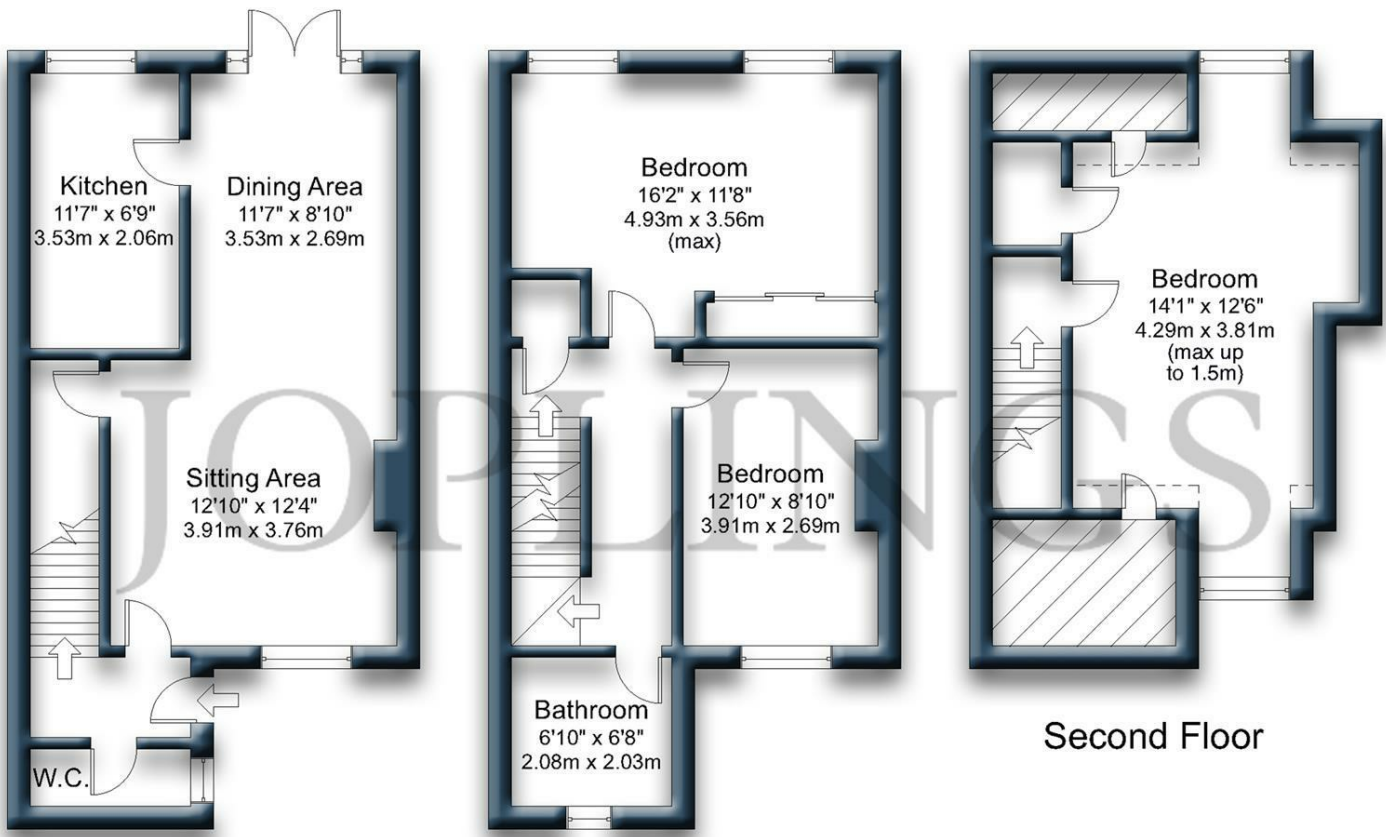
For those who commute ...

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.





FLOOR PLANS



Ground Floor

First Floor

Second Floor

Gross internal floor area excluding Eaves (approx.): 105.7 sq m (1,138 sq ft)

Not to Scale.
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LOCATION MAP



ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

VIEWING

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

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