



97 Lead Lane, Ripon HG4 2LN  
£138,000



**JOPLINGS**  
Property Consultants



## 97 LEAD LANE

### RIPON, HG4 2LN

Located on the south side of Ripon, this delightful Ground Floor Flat boasts a spacious reception room and with two cosy bedrooms, there is plenty of space for a small family or guests to stay over.

Situated on the ground floor, this flat offers easy access to the good-sized garden. The off-street parking ensures that you will never have to worry about finding a parking spot after a busy day out.

Whether you are looking for a new home or an investment opportunity, this flat offers great potential. Don't miss the chance to make this lovely property your own and enjoy all that it has to offer. Contact us today to arrange a viewing.

#### ENTRANCE

UPVC part-glazed door gives access into the property.

#### PORCH / CONSERVATORY

UPVC double glazed area with tiled floor. A lovely place to sit and enjoy the outlook to the garden.

#### LIVING DINING ROOM

UPVC double glazed sliding doors give access through to the porch/conservatory area. Electric fire in painted timber surround and timber mantel over. Radiator.

#### KITCHEN

UPVC double glazed window to the front. A range of base and wall units with coordinating work surface over. Composite sink and drainer with mixer tap. Tiled splashbacks. Electric single oven and grill with electric hob and extractor. Space and plumbing for washing machine and slimline dishwasher. Space for tumble dryer and undercounter fridge. Worcester combi boiler which the property owner has advised is regularly serviced.

#### HALLWAY

Fire door with glazed panel leads into the property from covered communal entrance/stairway. Built-in storage cupboard. Radiator.



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#### BEDROOM ONE

A double room with UPVC double glazed window to the rear. Built-in wardrobe. Radiator.

#### BEDROOM TWO

UPVC double glazed window to the Front. Radiator.

#### BATHROOM

UPVC opaque double glazed window to the front. Suite comprising: bath with Triton electric shower over, pedestal wash hand basin and low-level WC. Built-in storage cupboard. Extractor. Chrome ladder style towel rail.

#### TO THE OUTSIDE

#### GARDEN

A good sized sunny garden to the side and Front of the property with paved patio seating area, lawned area and planted borders. Hedge and fenced boundaries.

#### PARKING

Timber double gates lead into the garden with parking for 2x vehicles.

#### COVENANTS

This property has access over the neighbouring first floor apartment's garden for pedestrian access.

#### SERVICES

Mains Water and Drainage  
Electricity  
Gas central heating

#### COUNCIL TAX

Council Tax Band A



### **LEASEHOLD INFORMATION**

The vendor has informed Joplings that the lease is 125 years in length with 91 years remaining. Ground Rent is payable at £10 per annum. A new roof was fitted by Harrogate Borough Council in 2020 and a new Fire Door was fitted in 2021.

### **BROADBAND AND MOBILE PHONE**

See Ofcom checker and Openreach website for more details.

### **PLANNING**

We would advise that you visit the NYC Planning Portal for further information regarding local planning permissions.

### **OPENING HOURS**

Monday - Thursday 9.00 am - 5.30 pm  
Friday 9.00am - 5.00pm  
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 our North Street office, drive into the town centre and take the left hand turn next to The Unicorn/Weatherspoons. Drive down Duck Hill and turn right into Water Skellgate. Turn left at the traffic lights into Low Skellgate which becomes the Harrogate Road. Take the right hand turn into Lead Lane and the property can be found on the left hand side about half way down the road. The access into the property is via the double gates.

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.

Ripon also benefits from a variety of Primary Schools, of which this school is in the catchment area of a Good Primary School. The primaries 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 station is approximately 21 minutes or Harrogate station is approximately 29 minutes away. For travelling further afield, Leeds Bradford Airport is approximately 46 travelling distance.





# FLOOR PLANS



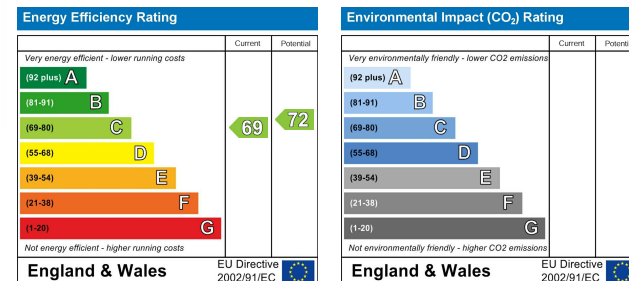
Gross internal floor area (approx.): 58.9 sq m (634 sq ft)

For illustrative purposes only.  
Not to Scale. Copyright © Apex Plans.

# LOCATION MAP



# ENERGY PERFORMANCE GRAPH



# VIEWING

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

## Joplings Property Consultants

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