



28 Bedern Bank, Ripon HG4 1PE  
£130,000



**JOPLINGS**  
Property Consultants



## 28 BEDERN BANK

### RIPON, HG4 1PE

Welcome to this charming one-bedroom flat located on Bedern Bank in the historic city of Ripon. Situated on the first floor of a modern purpose-built property, this flat offers a perfect blend of comfort and convenience.

As you step into the property, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The bedroom is spacious and provides a peaceful retreat after a long day. The bathroom is modern and well-maintained, offering all the necessary amenities.

One of the highlights of this flat is its proximity to the centre of Ripon. Within walking distance, you can explore the quaint streets, visit local shops, or enjoy a meal at one of the charming cafes or restaurants in the area. Additionally, the flat comes with the luxury of one allocated parking space, ensuring convenience for residents with vehicles.

Whether you are looking for an investment opportunity with a tenant already in place or seeking vacant possession to make it your own, this property caters to both options. The serene surroundings, in the shadow of Ripon Cathedral, add a touch of tranquillity to the location, making it a truly special place to call home.

Don't miss out on the chance to own this delightful flat in the heart of Ripon. Contact us today to arrange a viewing and take the first step towards making this property your own.

#### PERSONAL ENTRANCE HALL

Timber front entrance door gives access into the property. Loft access.

#### DINING KITCHEN

UPVC double glazed window and timber bay window overlooking Ripon Cathedral. A range of base and wall units with coordinating work surface over. Composite sink and drainer with mixer tap. Tiled splashbacks. Integrated single oven, with hob above and extractor over. Integrated fridge / freezer. Space and plumbing for washing machine. Radiator.

9'07" x 9'04" (2.92 x 2.84)

#### L-SHAPED LIVING ROOM

UPVC double glazed windows towards Ripon Cathedral. Glazed panel through to stairwell. Radiator.

15'06" x 12'08" (4.72 x 3.86)

#### INNER HALLWAY

Storage cupboard with Logic + boiler and shelving.

#### DOUBLE BEDROOM

UPVC double glazed window to the rear. Built-in cupboard with shelves. Radiator.

12'09" x 8'06" (3.89 x 2.59)

£130,000



#### BATHROOM

UPVC opaque double glazed window to the rear. Suite comprising: bath with Mira shower over, pedestal wash hand basin and low-level WC. Partially tiled walls. Radiator.

#### OUTSIDE

Allocated parking space in the courtyard below.

#### SERVICES

Mains water and drainage  
Electricity  
Gas central heating

#### COUNCIL TAX BAND

Council Tax Band - B

Please note the photos used were taken prior to the current tenant moving into the property.

#### ADDITIONAL INFORMATION

The vendor has informed Joplings that there are 88 years left on the lease of the 125 years lease.

The annual payment for the Service Charge and Ground rent is £810.00.

The tenant pays a monthly rental figure of £625.00.





## DIRECTIONS

From Ripon Centre follow the road down Duck Hill onto Skellgarths. Then take the first exit at the roundabout onto Bedern Bank and the property is on the left hand side. NB: The Parking for this property is in the courtyard below and accessed from Skellgarths. Steps lead up from the parking area to the Entrance to this flat.

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.

## 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.

The property is located within Ripon's Conservation Area.

## COVENANTS

Pets are not allowed to be kept in the Bedern and Skellgarths flats.

## 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.



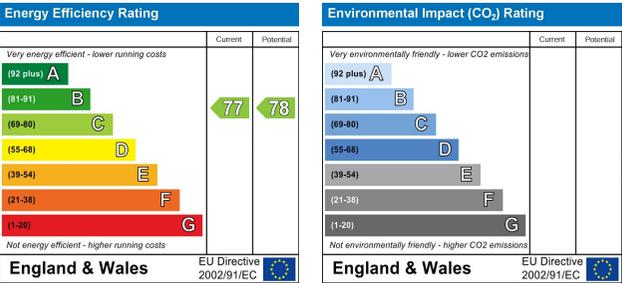


# FLOOR PLANS

# 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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