



Flat 3 47 Kirkby Road, Ripon HG4 2HH  
Offers In The Region Of £199,950



**JOPLINGS**  
Property Consultants



## FLAT 3 47 KIRKBY ROAD

### RIPON, HG4 2HH

Viewing is advised to appreciate the size of this deceptively spacious Duplex Apartment with Three Double Bedrooms, situated on the top two floors of this attractive period property, located on Kirkby Road and within walking distance of Ripon's shops, amenities and schools.

The property benefits from a large Living/Dining Room, a further Breakfast Kitchen, 2x Double Bedrooms to the property's Ground Floor and a further Master Bedroom with Ensuite Shower Room and Large Landing/Study to the First Floor of the apartment. Outside there is an Allocated Parking, Storage Area and Bins.

#### COMMUNAL ENTRANCE

As you walk down the driveway towards the Parking Area, the Entrance is located on the right hand side of the property.

#### COMMUNAL HALLWAY

Stairs leading up to the First Floor Apartment (Flat 2) and Flat 3 which is the Duplex Penthouse can be found on the Second Floor. Personal Letterboxes.

#### PERSONAL APARTMENT ENTRANCE

Timber door gives access into the property.

#### HALLWAY

Intercom Phone. Consumer unit.  
Stairs leading to the Second Floor of the Apartment.

#### LIVING ROOM

A good sized space with Timber Sash windows and further Velux windows. Feature Fireplace with surround. Radiator.

Arch leads through to the Dining Room.

#### DINING ROOM

Timber Sash window and further Velux window. Storage Cupboard. Radiator.

#### BREAKFAST KITCHEN

Timber Sash windows and further Velux window. A range of base and wall units with coordinating work surface over. Sink and drainer with mixer tap. Tiled splashbacks. Free-standing Electric Oven with gas hob. Space for further white goods. Extractor. Gas combi boiler. Radiator.

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#### BEDROOM TWO

Timber Sash window. Feature fireplace. Radiator.

#### BEDROOM THREE

Velux Window. Radiator.

#### BATHROOM

Opaque Timber window. Suite comprises: bath with shower tap, wash hand basin with vanity unit under and low level WC. Partially tiled walls. Radiator.

#### FIRST FLOOR

#### LANDING

This apartment benefits from a good sized landing which could become a wardrobe area for the Master Bedroom creating a Master Suite or a Home Office/Second Sitting Room. Velux window. Under eaves storage. Radiator.

#### MASTER BEDROOM

Velux windows. Radiator

#### EN-SUITE SHOWER ROOM

Velux window. Suite comprises: fully-tiled shower cubicle with thermostatic shower, pedestal wash hand basin and low-level WC. Chrome ladder style towel rail.

#### TO THE OUTSIDE

The property benefits from an Allocated Parking Space with Storage- (furthest to the left). Bins are also stored at the rear.

#### SERVICES

Mains Water  
Electricity  
Drainage  
Gas central heating

#### COUNCIL TAX BAND

COUNCIL TAX BAND - B

#### ADDITIONAL INFORMATION

The Vendor has informed Joplings that there are 966 years left on the lease.  
Ground Rent - £50 per annum  
Service Charge - Fees £1,560 per annum (which includes the Ground Rent).  
The Building Insurance is with Spacegreen.





## DIRECTIONS

From our Joplings office, head north on North St towards Coltsgate Hill. At the traffic lights, turn left onto Marshall Way. Continue straight over the mini-roundabout. At the next roundabout, take the 2nd exit onto Blossomgate. Continue onto Kirkby Road and the property can be found on the left 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.

### VIEWINGS

All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HD. Telephone: 01765 694800.

### 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.

1/ Joplings Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and Joplings accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

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# FLOOR PLANS



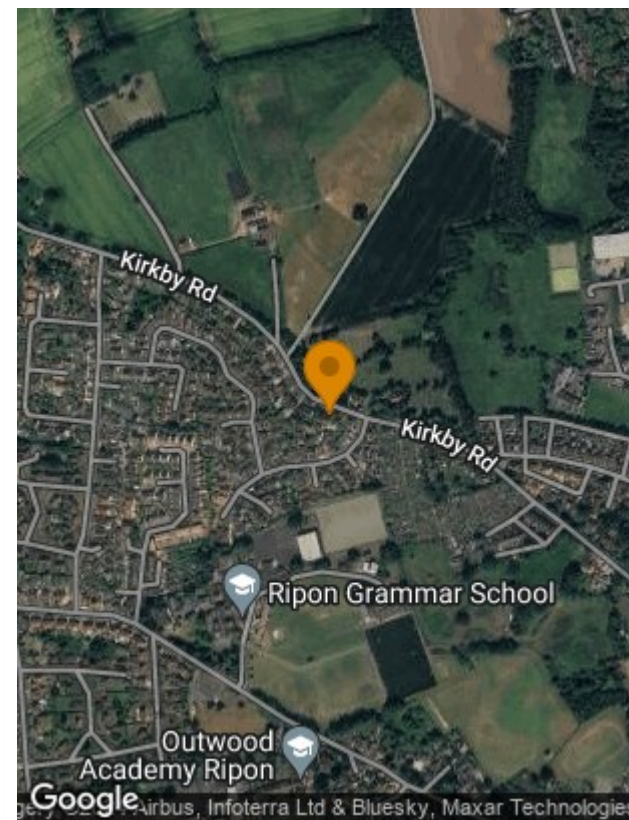
Ground Floor

First Floor

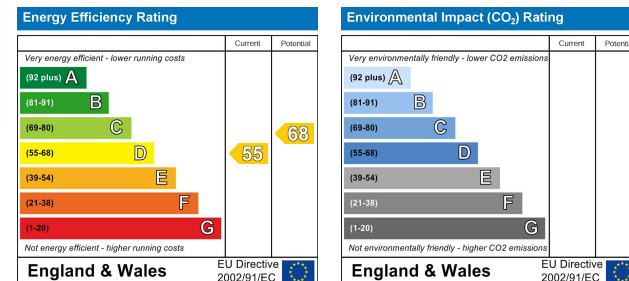
Gross internal floor area excluding Eaves (approx.): 150.6 sq m (1,621 sq ft)

Not to Scale.  
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# 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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