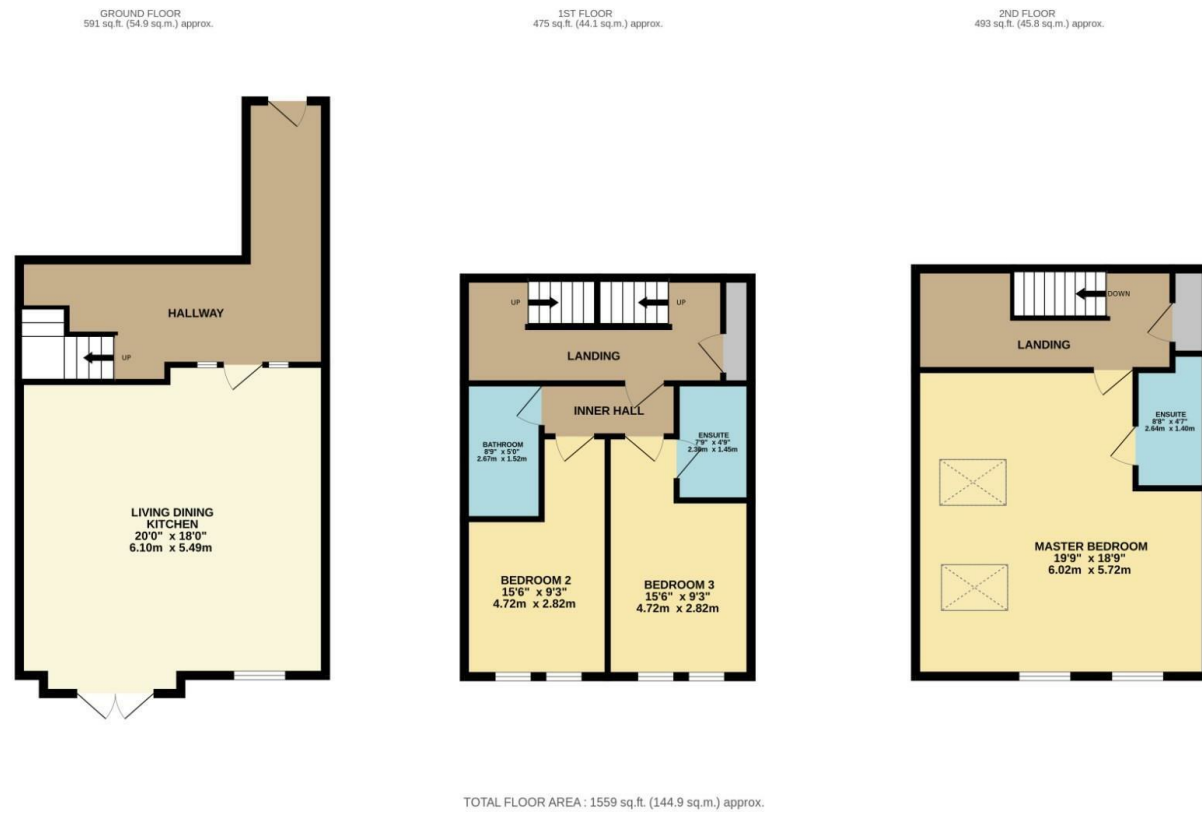


Floor Plan



Energy Performance Certificate

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

Directions

As you proceed into Ripon on Harrogate Road, continue onto Low Skellgate. At the light proceed up High Skellgate towards the market square. At the top of the hill turn left onto Fishergate. Take a right towards the mini roundabout and take the first exit on Blossom Gate. Turn right into Trinity Lane and the left onto College Road where the development is found on your right hand side.

Council Tax Band Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£335,000

Apt 2 Old Lecture Buildings, 4 University Gardens College Road, Ripon, HG4 2HD

3 Bedroom Apartment

A beautifully renovated three bedroomed apartment with spacious living accommodation split over three floors finished to an exacting standard and benefitting from a superb location within walking distance of Ripon's City centre. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

University Gardens is a combination of eight amazing "town house" conversions, there are also five new build houses on the site which have all been sold. Originally the site was Ripon Girls High School which opened in 1909 and is a heritage site of local importance and part of Ripon's conservation area.

With electric heating the living accommodation comprises; communal entrance hall which is shared by two property and a door leading to the private, entrance hall, amazing feature internal windows and doors creating a lovely feature and leading into the open plan living kitchen with a lounge and dining area. The kitchen includes quartz worktops, Bosch appliances including fridge, freezer, dishwasher, washing machine, induction hob, double oven, microwave and there is a breakfast bar.

On the first floor the landing leads to an inner hall and to two double bedrooms, one with an ensuite shower room with walk in shower, w/c and hand basin. The modern house bathroom which includes a shower over the bath, w/c and hand basin and a heated towel rail. On the second floor the landing leads to a spacious master bedroom with ensuite shower room with walk in shower, w/c and hand basin. There is also a useful storage cupboard which also houses the hot water tank.

Outside there are two allocated parking spaces with electric car charging points. There are communal gardens to the front which are maintained by the management company.

AGENTS NOTES: The furnished photos are of the show house. Leasehold 999 Service Charge £650

