



College Court, Steven Way, Ripon, HG4 2TJ

£165,000

## College Court, Steven Way, Ripon, HG4 2TJ

Set within the acclaimed Old College, undoubtedly one of Ripon's most impressive and sought after residential addresses, this bright and spacious apartment epitomises the modern lifestyle, offering low-maintenance living and enviable convenience in a prestigious setting.

This particular apartment enjoys a particularly advantageous first floor corner position where the favourable southerly and westerly orientation maximises the natural light and allows delightful aspects of the surroundings. Meticulously maintained and immaculately presented throughout, this could be the ideal home for those who appreciate low maintenance living without compromising on versatility, practicality and every modern convenience one could reasonably expect.

**SOLO SAY:** The design ethos of the purpose-built apartments sympathetically compliments the conversion of the original grade II listed buildings and have carried over many attractive features including spacious communal areas, high ceilings and ample natural light.





On the first floor, the 'front' entrance door leads into a surprisingly spacious and welcoming 'L' shaped hall where you'll find a useful storage cupboard. The modern, open-plan design of the living area allows various configurations so you can create a relaxed or sociable living environment and take advantage of the twin (and fully inward opening) full height doors with Juliet balconies.

The well-planned kitchen area offers a range of units, plenty of workspace and features a range of integrated appliances including fridge, freezer, dishwasher, washing machine, oven, induction hob and extractor.

Bedroom one has two south-facing windows, bedroom two faces west and adds further flexibility for those wanting a study or home office. Finally, the smartly appointed bathroom has an attractive modern white suite including a bath with shower over together with a cupboard housing the hot water system.

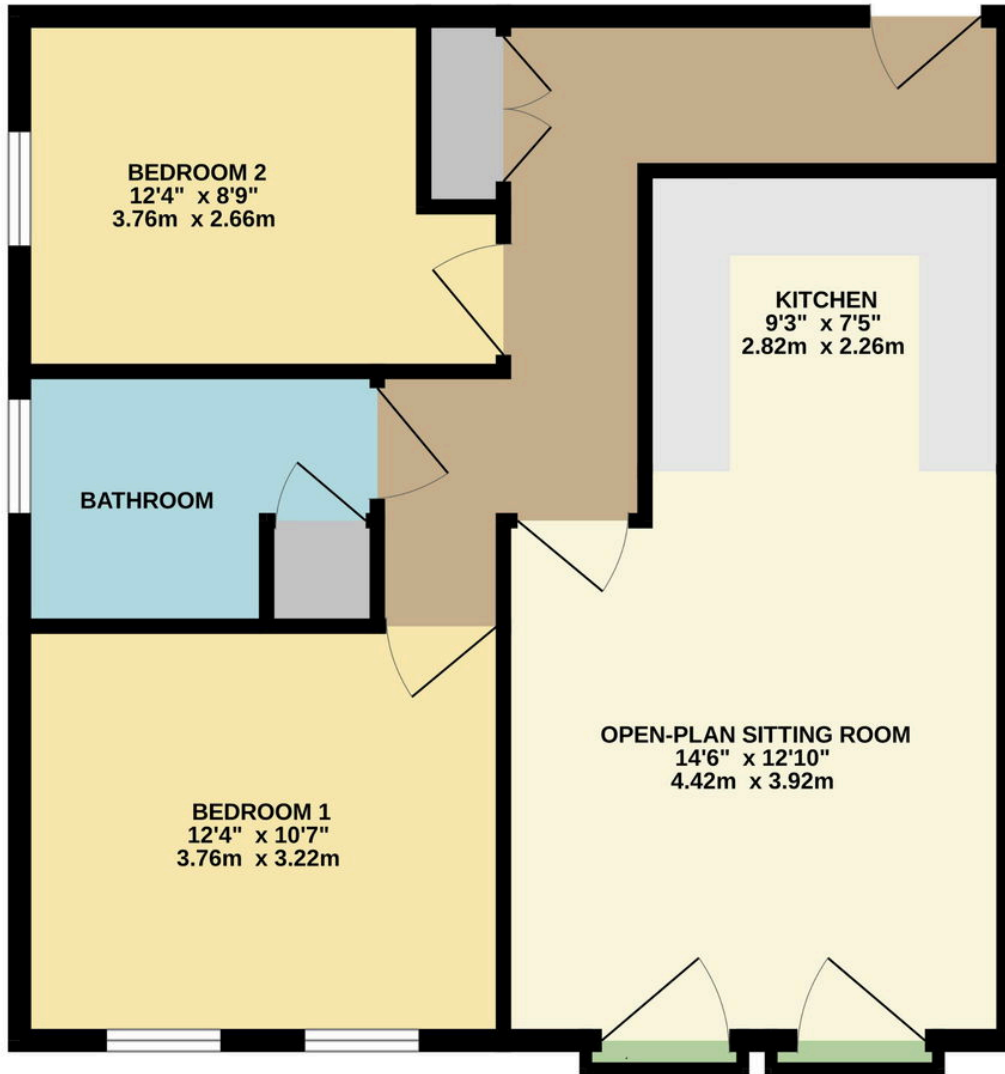


AND OUTSIDE... There is an allocated car-parking space (visible from the apartment) and ample visitor parking is provided. The outstanding grounds of the old college are not only its defining feature... the expansive lawns, wild woodland areas, well-maintained parking areas and footpaths, are a source of pride for residents. It is worth taking time to explore and discover peaceful yet conveniently located haven is so popular.

From the impressive grounds there are various footpaths and access points leading to Ripon city centre, all following pleasant routes that make leaving the car at home and walking to the many cafes and shops a pleasure. Ripon has a vibrant and historic city centre with a wide choice of amenities situated around a picturesque market place.

Those who enjoy the outdoors or sporting activities are well-served by countryside walks, popular cycle routes and a range of first class sporting facilities. Commuters and regular travellers appreciate the ease of access to the motorway network and regular bus services.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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