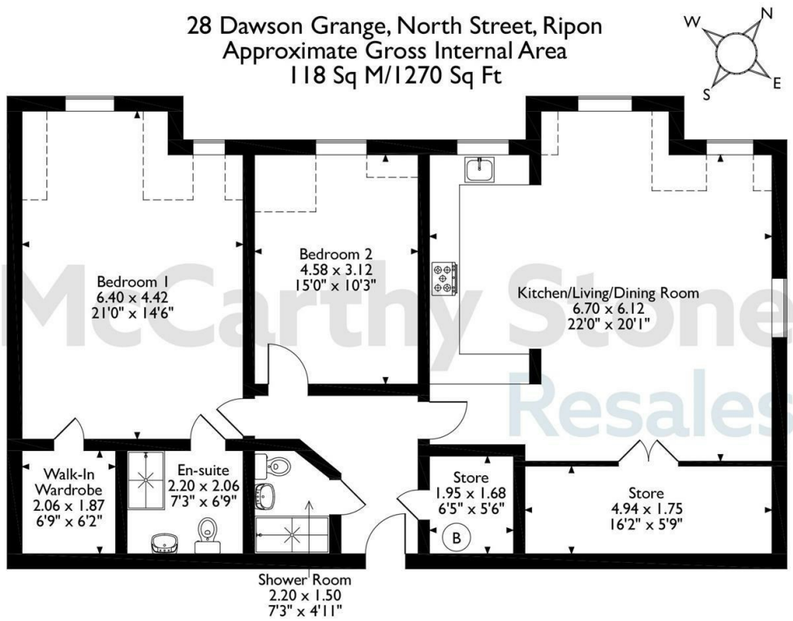
28 Dawson Grange, North Street, Ripon
Approximate Gross Internal Area
118 Sq M/1270 Sq Ft



Third Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.

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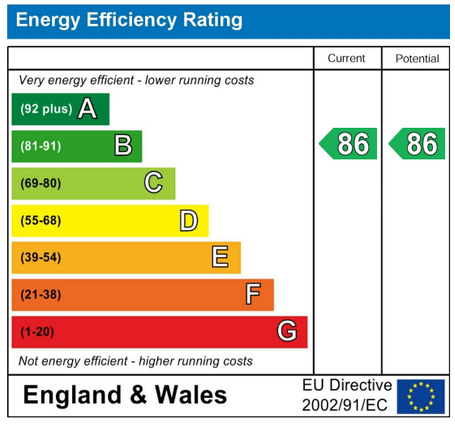
Council Tax Band: C



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The Property Ombudsman

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McCarthy Stone
Resales

28 Dawson Grange

North Street, Ripon, HG4 1JZ

Asking price £399,000 Leasehold

A beautifully presented two-bedroom penthouse apartment, formerly the show home, offering a spacious and light-filled open-plan living and kitchen area. The property features two generous double bedrooms, including a master with an en-suite and walk-in wardrobe, and benefits from an allocated parking space. No onward chain.

Dawson Grange is an McCarthy Stone Retirement Living development with a House Manager, residents' communal lounge and garden patio seating area. Ideally situated less than a quarter of a mile from Ripon city centre.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Dawson Grange, North Street, Ripon, HG4 1JZ

2 Bed | £399,000

Dawson Grange
Dawson Grange consists of 28 stylish one and two-bedroom retirement homes, exclusive to the over 60s and conveniently located just a stone's throw from Ripon thriving city centre. Socialising is high on the agenda in this retirement community. The development enjoys a contemporary and comfortable communal lounge fitted with coffee machine, wine fridge and large TV, perfect for those get togethers and the luxurious guest suite is perfect for when people come to stay. Landscaped gardens offer a place to relax and chat with family and friends. If your guests wish to extend their stay they can book into the on-site guest-suite (additional charges apply).
There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. On-site there is also a buggy store room and lifts to all floors.
For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require any assistance and the services of a friendly House Manger, who is on hand on weekdays to help with anything you need.

Local area
This attractive development, set in this historic city, is close to all the amenities that Ripon has to offer, including an imposing cathedral, a popular racecourse, striking architecture and a choice of green spaces and parks.
It's just a short walk into the heart of Ripon where you'll find a wealth of cafes, bars and eateries as well as your favourite high street stores and smaller independent retailers. The popular town of Harrogate is located just 12 miles away (with a direct and regular bus link and onwards to Leeds) and the A1M is a 20 minute drive away giving easy access to the North and South of the country.

Entrance Hall
Front door with spy hole and letter box. 24-hour emergency response, illuminated light switches and smoke detector. The hallway features desired Amtico flooring. A large walk-in utility/storage cupboard housing the washer/dryer. Doors to the open plan living room and kitchen, both bedrooms and shower room.

Open plan Living Room and Kitchen
The open-plan living space & kitchen is flooded with natural light from four well-positioned windows, creating a bright and airy atmosphere throughout. The living area comfortably accommodates a dining table and chairs, ideally placed beside the dormer window, as arranged by the current owners. Double doors also lead to extra storage space. Additional features include TV and telephone points, a Sky/Sky+ connection, four ceiling lights, and raised power sockets. The space flows seamlessly into a stylish, upgraded contemporary kitchen, fitted with a range of modern base and wall units with white Silestone worktops. Black composite sink with drainer and tap. Integrated AEG appliances include a waist-height oven with combi microwave above and warming drawer below, a multi function induction hob with extractor hood, and a built-in fridge and freezer. The kitchen is finished with tiled flooring, along with ceiling, under-pelmet, and plinth lighting.

Bedroom One
A spacious master bedroom, enhanced by dual windows that invite in plenty of natural light. The layout easily accommodates extra furniture, whether for dressing, working, or leisure. The room is further complemented by a walk-in wardrobe complete with fitted shelving and hanging space. TV and telephone connections, two ceiling light fittings, and raised electrical sockets Direct access leads into an en-suite shower room.

En-suite shower room
Modern en-suite with partially tiled walls and tiled flooring and suite comprising a walk-in shower cubicle with handheld shower head and glass shower screen; wash hand basin and WC with concealed cistern. Illuminated mirror, electric chrome heated towel rail and extractor fan.

Bedroom Two
Double second bedroom which could be used for dining room or study / hobby room. The room also offer TV and phone point, ceiling light and raised power sockets.

Shower room
Located off the hallway and perfect for guests, shower room with partially tiled walls and tiled flooring and suite also comprising a walk-in shower cubicle with handheld shower head and glass shower screen; wash hand basin and WC with concealed cistern. Illuminated mirror, electric chrome heated towel rail and extractor fan.

Allocated car parking
The apartment comes with an allocated car parking space.

Service Charge (RL)
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates
The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.
Service Charge: £4,912.02 per annum (up to financial year end 28/02/27).
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information
Lease Length: 999 years from 2019
Ground rent: £495 per annum
Ground rent review: Jan 2034
Managed by: Your Life Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years old.

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
For more information speak with our Property Consultant today.

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage