Sherringtons
Sales & Lettings









# 11D Somerset Row

## Ripon, HG4 2QT

To suit a wide range of buyers this upper floor one double bedroom apartment is ideally located close to Ripon City Centre and offers well presented accommodation and a great investment opportunity. The property benefits from being light and modern throughout, electric heating and double glazing, central location and close to all amenities, Briefly comprises; Communal entrance with staircase leading to first floor. Front door leading into: Lounge open to kitchen, inner hall, double bedroom and modern shower room. Externally: Bin storage. A GREAT INVESTMENT OPPORTUNITY.

## Asking Price £75,000

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- TO SUIT A WIDE RANGE OF BUYERS
- LIGHT + MODERN THROUGHOUT
- DOUBLE GLAZING + ELECTRIC HEATING
- FIRST FLOOR APARTMENT
- MODERN SHOWER ROOM
- CLOSE TO ALL AMENITIES
- ONE DOUBLE BEDROOM
- WALKING DISTANCE TO RIPON
- A GREAT INVESTMENT OPPORTUNITY

## COMMUNAL ENTRANCE

Stairs leading to upper floor.

## LOUNGE

10'11" x 8'7" (3.33m x 2.62m)
Double glazed window to rear aspect, electric storage heater.

## KITCHEN

8'3" x 6'1" (2.51m x 1.85m)
Range of base units with work surface over, breakfast bar, electric cooker, sink unit housing stainless steel bowl and drainer with taps, space for undercounter fridge freezer, undercounter space and plumbing for washing machine, double glazed window to rear aspect.

## INNER HALL

Storage cupboard housing hot water tank.

## DOUBLE BEDROOM

9'6" x 9'7" (2.90m x 2.92m)
Feature double glazed bay window to front aspect, wall mounted electric heater.

## SHOWER ROOM

7'5" x 4'8" (2.26m x 1.42m)
Modern white suite comprising; shower cubicle with Mira electric shower, pedestal hand wash basin and mixer tap, low level W.C., wall mounted chrome towel rail, wall mounted heater, tiled floor, inset ceiling spot lights, mirror fronted vanity unit, double glazed window to front aspect.

## EXTERNALLY

Bin storage area.

## AGENTS NOTES

Lease Details: Approx 35 years into 999 year Lease.
Annual Service Charge Approx £1140
On street parking is available close by on a first come first served basis.









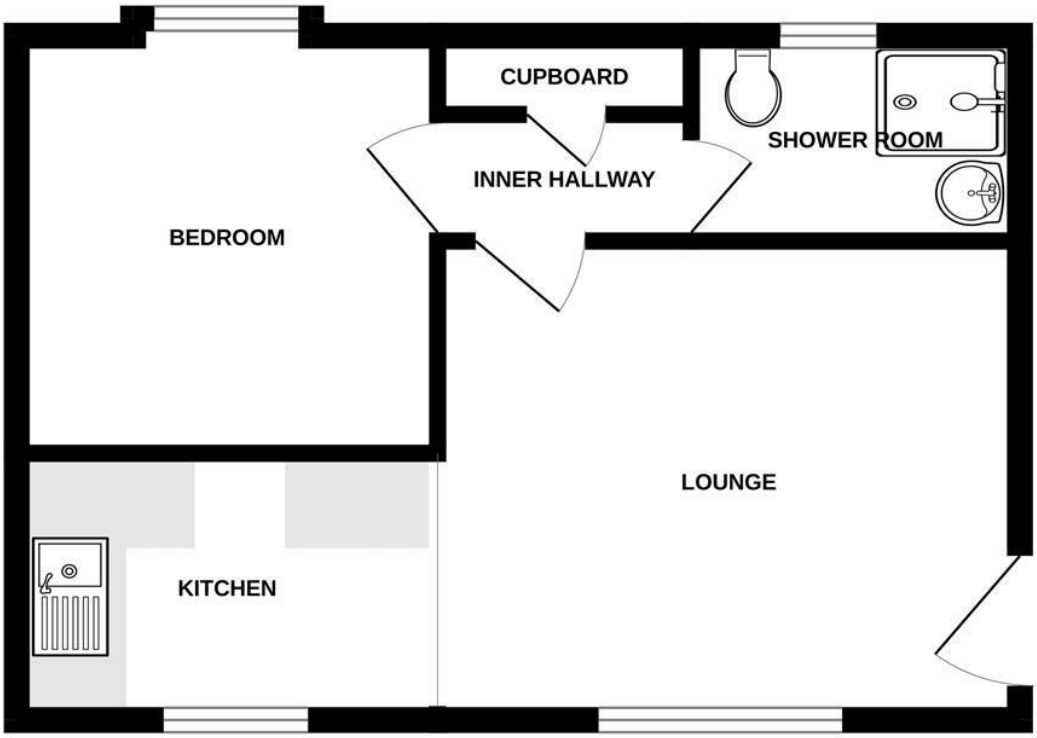






## Floor Plan

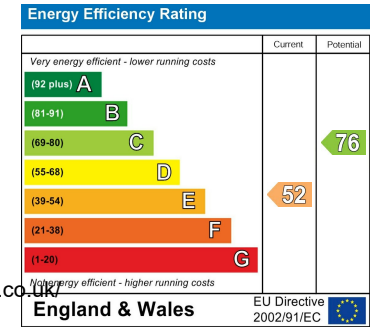
GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.




TOTAL FLOOR AREA : 358 sq.ft. (33.3 sq.m.) approx.

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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