Davis Lund

The Old College, Steven Way
Ripon
North Yorkshire
HG4 2TQ

Guide Price £235,000

Accomodation

A grand and immaculately presented two bedroom ground floor apartment, located in one of Ripon's most iconic buildings and offering a lovely setting in the beautifully landscaped grounds of the former college of Ripon and York St John.

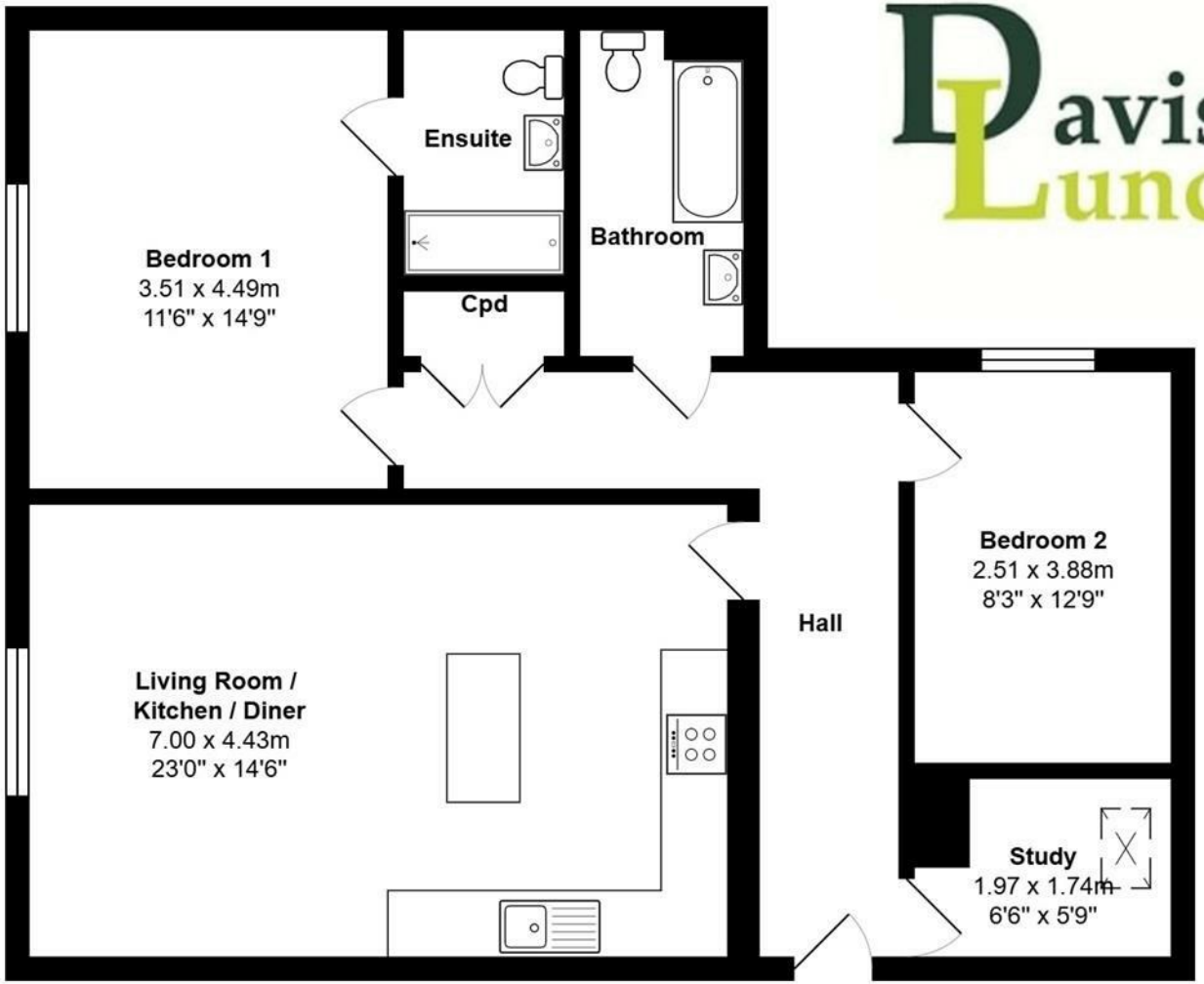
The apartment is finished to a very high standard with impressive size accommodation, whilst enjoying wonderful high ceilings, adding to the feeling of grandeur throughout. With large windows and skylights, the accommodation feels particularly light and airy. Access is available through the well-kept communal entrance halls with an intercom entry system, further adding to the luxurious feel, before even entering the apartment.

Entering the property, the main entrance door leads to welcoming private entrance hall with one large storage cupboard, which houses the hot water system. The open plan living accommodation is particularly spacious, with a large window flooding the room with natural light. The kitchen is stylishly fitted with a range of modern units, mirrored splashback and integrated appliances, including a large ceramic hob, two ovens, washer-dryer, dishwasher, fridge and freezer. A breakfast bar is also incorporated, perfect for informal dining. The main bedroom is a great size with a chic ensuite shower room, which is part tiled and fitted with a white suite, including large walk-in shower and vanity sink. There is a further well-proportioned double bedroom and the main bathroom which is again part tiled and fitted with a white suite, including a bath with handheld shower. A versatile study completes the layout and is sure to suit a variety of uses, such as a dressing room, home office or hobby room.

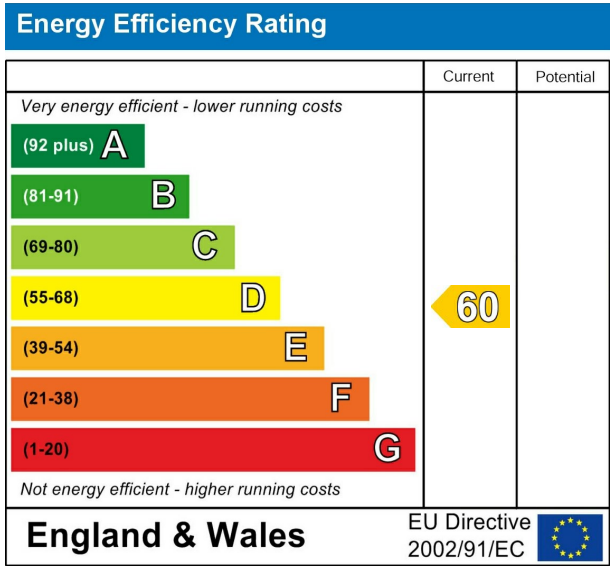
Externally there is an allocated parking space immediately outside the apartment, plus further visitor parking and a bike store. The apartment is surrounded by immaculately kept gardens, whilst there is a playpark also on the development, ideal for those with children. Ideally situated for ease of access to the array of shops and restaurants that Ripon has to offer, the property is located just a short walk from the city centre, whilst transport links such as the A1, A19 and regular buses are also available close by, making the apartment ideal for commuters.

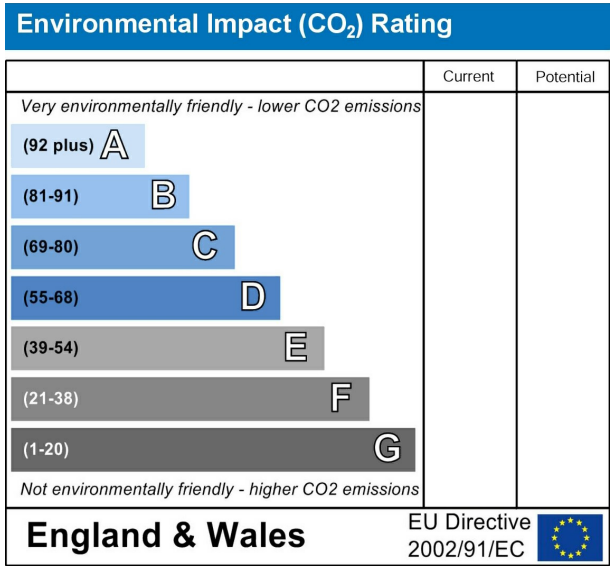
Offered for sale with no onward chain, the apartment is sure to appeal to a range of prospective buyers, and demands an internal inspection to fully appreciate the quality and finish of the accommodation on offer.

Floorplan


Ensuite
Bathroom
Bedroom 1
3.51 x 4.49m
11'6" x 14'9"
Cpd
Bedroom 2
2.51 x 3.88m
8'3" x 12'9"
Hall
Living Room /
Kitchen / Diner
7.00 x 4.43m
23'0" x 14'6"
Study
1.97 x 1.74m
6'6" x 5'9"

EPC





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MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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