



17 Cathedral Mews, Ripon

£55,000 For 25% share



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WINNING AGENT**

#DARINGTOBEDIFFERENT



**** 25% SHARED OWNERSHIP ****

A beautifully presented, contemporary two-bedroom home forming part of this highly sought-after development, ideally positioned on the edge of open countryside and enjoying a delightful semi-rural setting.

Offered on a 25% share basis (£397.23 rent currently paid monthly on the subsequent 75%), the property is ideal for first time buyers wanting to get on the property ladder.

AGENT'S NOTES

Home Owners- To qualify they must be purchasing a property as their only home and cannot proceed without an offer on their current property.

Under the terms of the Lease the purchaser must not be purchasing in order to sub-let the property. This even applies to parents who are wishing to purchase for their son/daughter for example.

There are charges to be paid to Karbon homes in respect of the property i.e. service charge, rent, administration and buildings insurance and prospective purchasers must be made aware of these. Please confirm these charges with the agent.

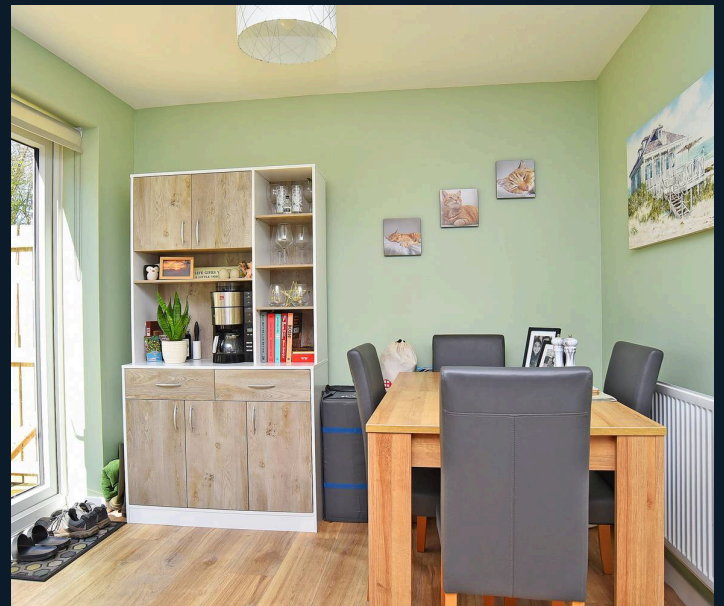


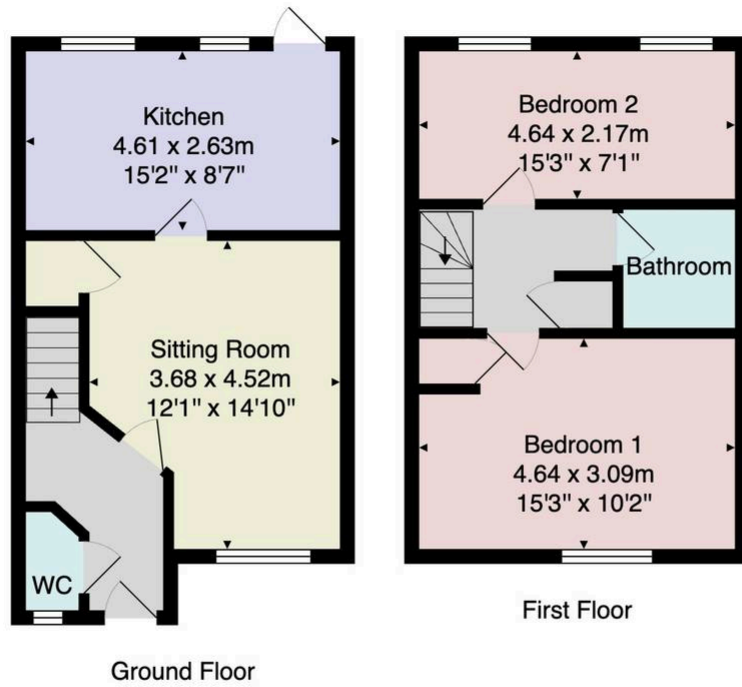
The accommodation briefly comprises an entrance hall with ground floor WC and staircase leading to the first floor. To the front elevation is a bay-fronted sitting room, complemented by useful understairs storage, creating a bright yet cosy space ideal for both relaxing and entertaining. To the rear lies a stylish dining kitchen, fitted with a modern range of wall and base units, integrated cooking appliances and ample space for dining, with doors opening onto the rear garden.

To the first floor are two well-proportioned double bedrooms. The principal bedroom is particularly spacious and tastefully presented, while the second bedroom offers excellent versatility, ideal as a guest room, home office or nursery. The accommodation is completed by a modern house bathroom fitted with a contemporary white suite and attractive tiling.

Externally, the property benefits from a parking space to the front, complete with an EV charging point. Gated side access leads to a beautifully enclosed and landscaped rear garden, featuring a paved seating area, well-maintained lawn and established borders. The garden enjoys a good degree of privacy and backs onto open greenery, enhancing the overall sense of space and tranquillity.

Located within a highly desirable residential area, the property enjoys a convenient position close to a range of local amenities and well-regarded schools. At the same time, it benefits from a delightful edge-of-town setting, with open countryside nearby offering scenic walks right on the doorstep.





Total Area: 69.5 m² ... 748 ft²

All measurements are approximate and for display purposes only.

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