



Guide Price £155,000

- Two Bedroom
- Ground Floor Apartment
- Beautifully Presented
- Close To Town
- Chain Free
- Low Yearly Service Charge

16 Williamson Drive, Ripon, North Yorkshire, HG4 1AY

A well-presented two-bedroom ground-floor apartment, situated in a convenient location close to the town centre, and being offered chain-free, this property is well suited to first-time buyers, downsizers, or investors. With the added benefit of low yearly service charge

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General remarks

This well-presented two-bedroom ground-floor apartment offers comfortable and practical living, ideally positioned within easy reach of the town centre and its wide range of amenities.

The property benefits from its own private entrance, leading into a cosy and welcoming lounge featuring a charming fireplace with electric fire, creating a warm and relaxing focal point to the room.

To the rear is a spacious and well-equipped kitchen diner, providing ample storage and worktop space and plenty of room for a dining table – perfect for everyday living.

There are two bedrooms, one being a generous main bedroom and the second a smaller room, ideal for use as a home office, nursery, or useful storage space. A house

bathroom completes the internal accommodation.

Externally on street parking is available, however an option of purchasing a parking permit for a parking bay is available, adding further convenience.

Offered to the market chain-free, this apartment would make an excellent purchase for first-time buyers, downsizers, or investors alike, thanks to its low service charge, practical layout, private entrance, and sought-after location close to the town centre.

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Leasehold
- Mains electric, gas, water and drainage. Domestic heating is gas.
- On street parking. An option to purchase a parking permit for a parking bay is available, adding further convenience
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Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

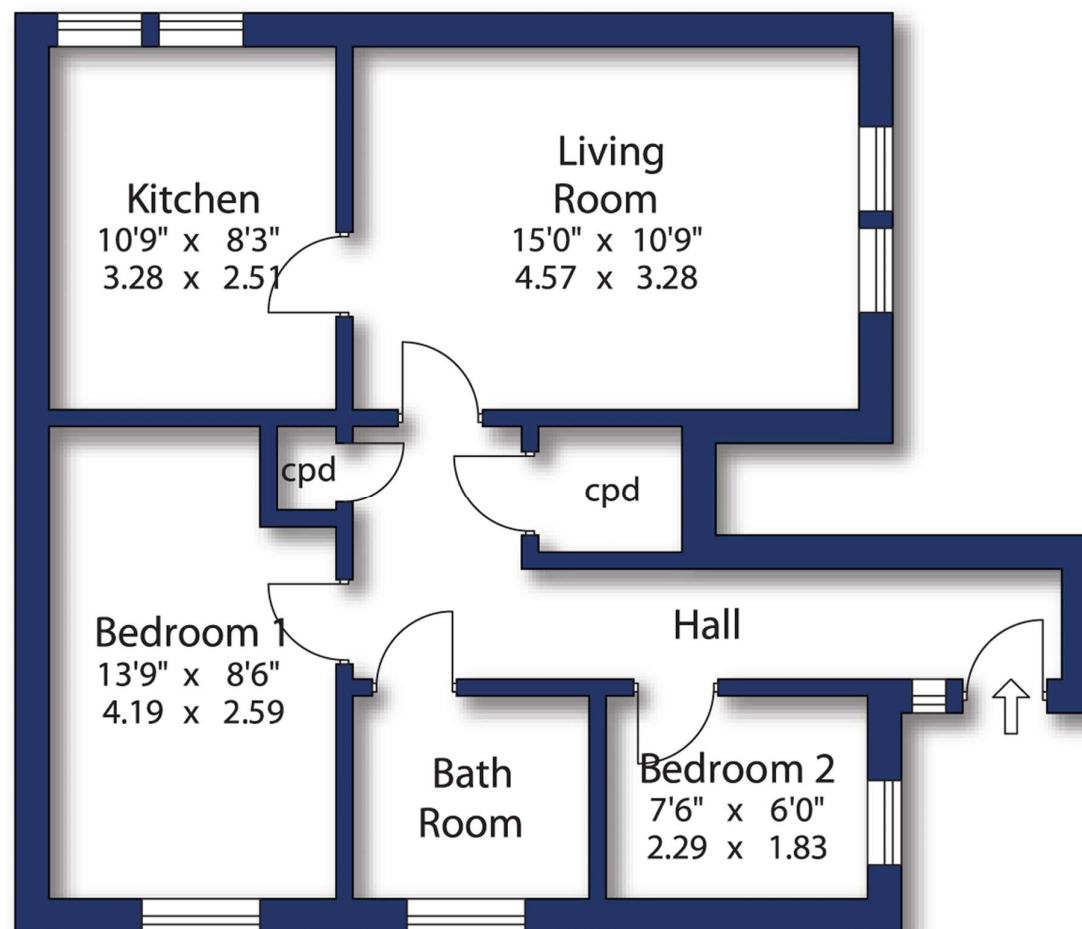
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



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