



3 The Wickets, Studley Road, Ripon, North Yorkshire, HG4 2QH

Occupying an elevated position overlooking Ripon's cricket field, this 1172 Sqft apartment offers ample living accommodation with three bedrooms and a spacious living room whilst externally benefitting from a single garage, parking space and communal gardens.

10 Queen Street, Ripon, North Yorkshire,
HG4 1ED

Tel: 01765 605151

Email: ripon@dacres.co.uk

dacres.co.uk   



3 The Wickets, Studley Road, Ripon, North Yorkshire, HG4 2QH

Harrogate: 12 miles, Ripon City Centre: 0.7 miles

Guide Price: £285,000

- Spacious first floor apartment totalling 1172 Sqft.
- Ample Storage, benefitting from an internal walk-in cupboard and single garage.
- Views over Ripon cricket field.
- Located a short distance from the Market Square.



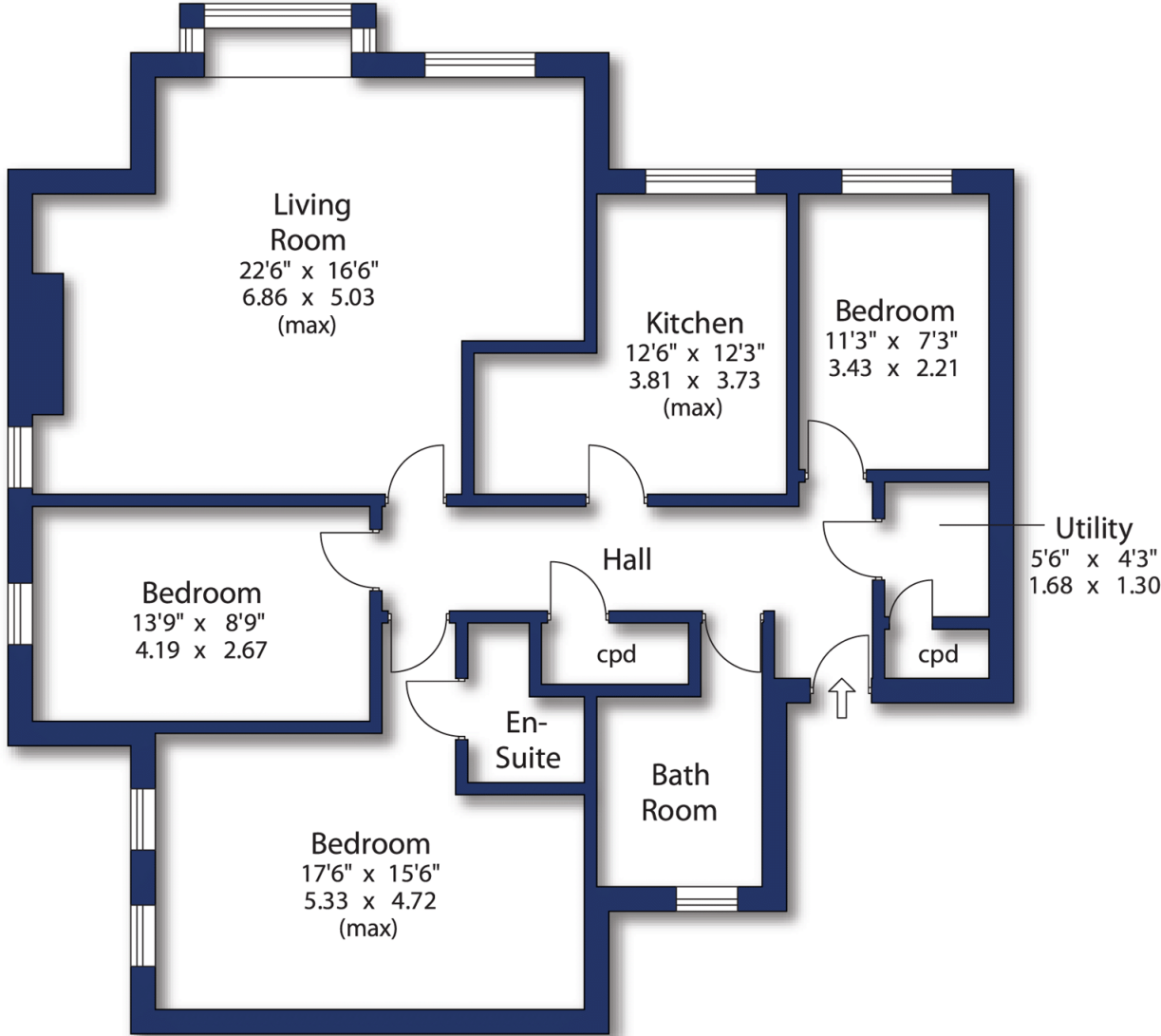
General remarks

Situated in an enviable location, enjoying attractive views across the cricket ground, this generously sized first-floor apartment offers well-planned accommodation throughout. The property features a spacious living room with an electric fire. Whilst the kitchen provides ample storage with a range of wall and base units, a laminate worktop and inset stainless steel sink. There is space for a dishwasher and fridge freezer. The kitchen is complemented by a separate utility room with an additional sink and space for a washing machine.

The apartment offers three good-sized bedrooms, including a spacious master bedroom with en-suite shower room. There is also a house bathroom and a useful storage cupboard housing the water cylinder.

Set within well-maintained communal grounds, residents also benefit from private parking and a single garage. Combining generous internal space, excellent facilities and a sought-after setting, this is a superb home within easy reach of Ripon's amenities.

Floorplans



© Dacre, Son & Hartley



Mortgage
Advice Bureau

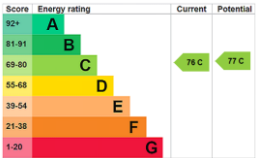
01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.







Contact us



01765 605151



ripon@dacres.co.uk

Directions

From Ripon Market Place, head down Westgate, turn left on to Park Street, keeping Ripon Spa Gardens on your left. You will come to a mini roundabout where you will take a left hand turn, keeping the sports fields on your left, head past the cricket field where The Wickets can be found on the left hand side.

Local Authority & Council Tax Band

- North Yorkshire County Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Leasehold property with 960 years remaining on the lease.
- Service Charge is £1881.50 per annum
- There is off street parking and a single garage.
- Mains water, drainage, electricity and gas are supplied.

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](https://www.gov.uk/check-for-flooding-in-england)

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.

Dacres Ref: RIP250218