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12 The Old College, Wilkinson Court, Ripon, HG4 2TW

Situated in the Grade II listed Old College building in the Historic City of Ripon is this fantastic two bedroom apartment. Occupying the second floor of this attractive building the apartment offers a spacious floorplan with light and airy open plan living.

10 Queen Street, Ripon, North Yorkshire, HG4 1ED
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dacres.co.uk







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12 The Old College, Wilkinson Court, Ripon, North Yorkshire, HG4 2TW

Guide Price: £194,950

- The Old College
- Grade II Listed
- Two Double Bedrooms
- Open Plan Living
- Beautifully Presented
- Communal Gardens





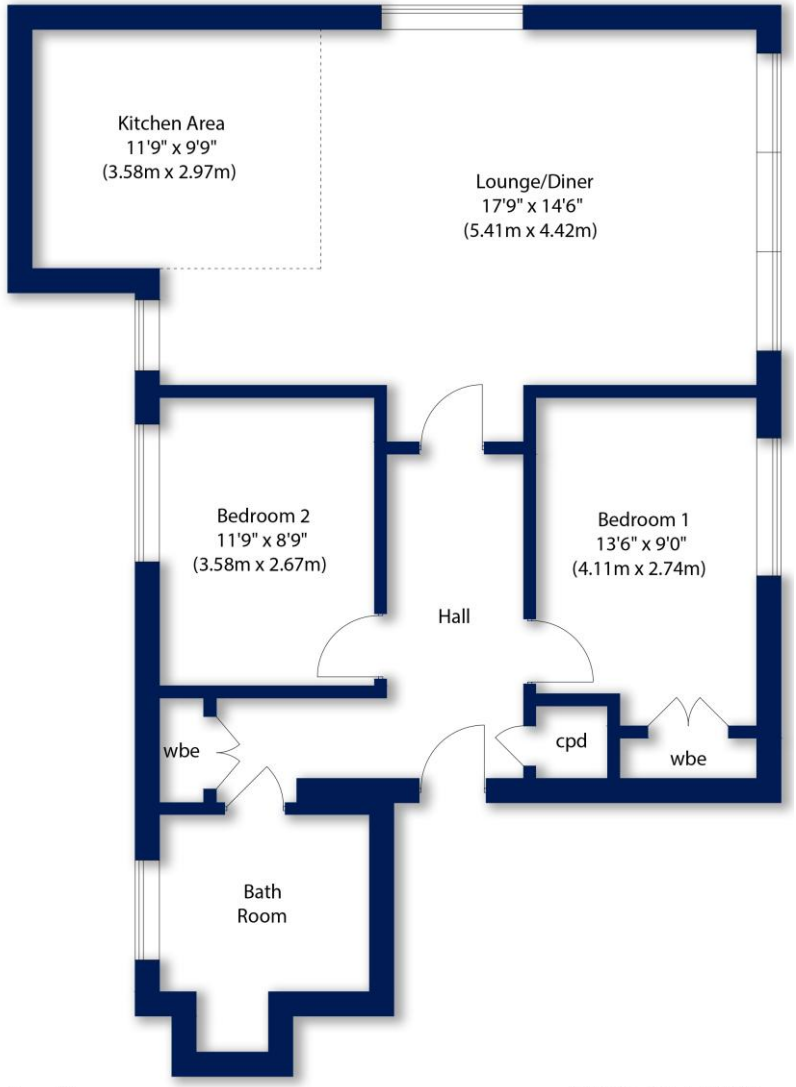


General remarks

This attractive two bedroom second floor flat is situated in the old college ground in Ripon. The property offers a spacious floorplan with open plan living and benefits from a neutral colour scheme, high celings and large windows creating bright and airy rooms. The apartment is accessed by a communal entrance and elegant staircase up to the second floor. A wide hallway greets you as you enter with a useful cupboard to store coats and bags. At the end of the hall the apartment opens into the fantastic open plan living space with attractive fitted kitchen with integral fridge, freezer, washer dryer and dishwasher as well as oven and hob, dining and living space. The high ceiling and large windows make the space feel large and brighter. There is a large double bedroom with wardrobe space and a further

The Old College enjoys easy access to Ripon city centre yet has the benefit of open outlooks and countryside nearby. The cathedral city of Ripon is centred around a market square with a weekly market, plus there are shops, services and supermarkets, public houses, restaurants and nightlife. There are primary and secondary schools in the city including Ripon Grammar School and Outwood Academy, Plus excellent leisure facilities including a swimming pool, leisure centre, sports clubs, golf club and the racecourse. The city is surrounded by some of the region's most beautiful countryside with the Yorkshire Dales an Moors, country houses, historic parks and gardens all nearby. For those commuting there is easy access to the city's by-pass, the A1 and motorway network with links to the business centres of the region.

Floorplans



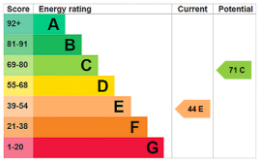
Floor Plan

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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently D

Tenure, Services & Parking

- Leasehold
- Mains electric, water & drainage. Domestic heating is electric.
- Allocated parking and visitor spaces.

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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