

# HUNTERS®

HERE TO GET *you* THERE

**Flat 3 34 North Road, Ripon, HG4 1JR**

**Guide Price £149,950**

**Property Images**

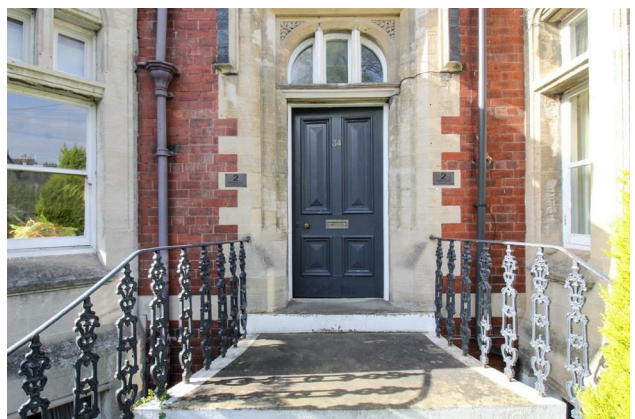




# HUNTERS<sup>®</sup>

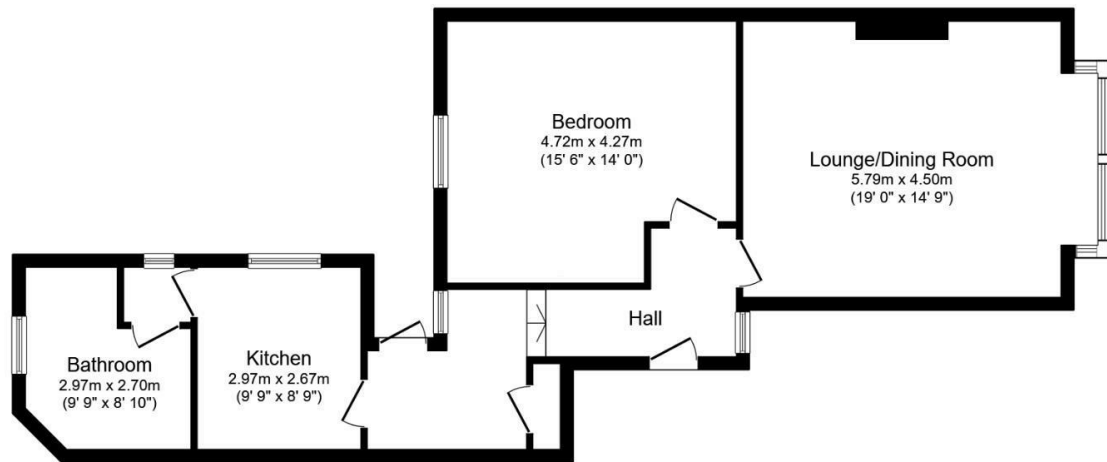
HERE TO GET *you* THERE

## Property Images





## Floorplan



### Floor Plan

Floor area 72.4 m<sup>2</sup> (779 sq.ft.)

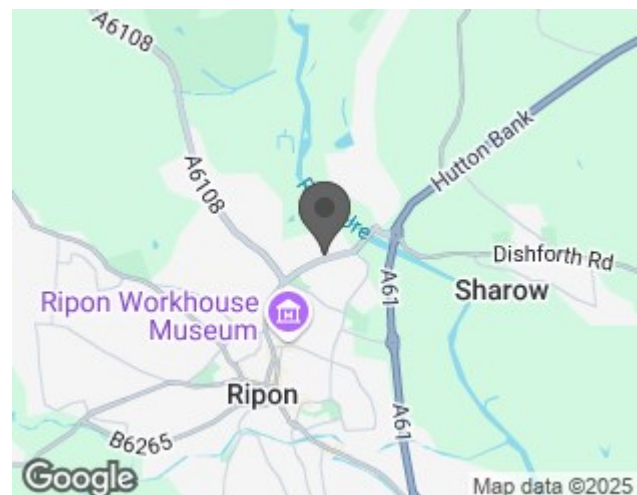
TOTAL: 72.4 m<sup>2</sup> (779 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: Flat - Conversion Beds: 1 Bathrooms: 1 Reception: 1 Tenure: Leasehold

## Summary

Located on the edge of the city centre, this stunning and spacious one double bedroom apartment is set within a beautiful historic building that boasts many original features and impressive high ceilings. Offering a blend of character and modern convenience, this property is perfect for those seeking stylish city living with a touch of charm.

Available for sale with a share of the freehold, the leasehold apartment benefits from its own private rear entrance, leading into a welcoming entrance hall. The spacious lounge/dining room is truly impressive, featuring a striking bay window that allows natural light to flood the space, and an elegant fireplace now fitted with a contemporary electric fire. The modern fitted kitchen is well appointed with sleek cabinetry and integrated appliances, including a built in oven and hob.

The property continues to impress with a beautifully designed bathroom suite, offering a relaxing retreat, and a generously sized double bedroom that provides ample space for furnishings and storage.

Externally, the apartment enjoys access to well maintained communal gardens at both the front and rear, providing a tranquil outdoor space. Additionally, off street parking for two vehicles is conveniently located at the rear of the property, ensuring practicality alongside its charm.

This unique apartment presents a wonderful opportunity for those seeking a distinctive home in a prime location, combining historic character with modern comfort. Viewing is highly recommended to fully appreciate all that this remarkable property has to offer.

Service charge £1332 PA Includes water, buildings insurance, maintenance of property exterior and maintenance of all communal areas including gardens

## Features

• STUNNING ONE DOUBLE BEDROOM • ORIGINAL FEATURES AND HIGH CEILINGS • PRIVATE REAR ENTRANCE • LOUNGE/DINING ROOM • FITTED KITCHEN • BATHROOM • COMMUNAL GARDENS • PARKING FOR TWO VEHICLES • LOCATED ON THE EDGE OF THE CITY CENTRE • FOR SALE WITH SHARE OF THE FREEHOLD