

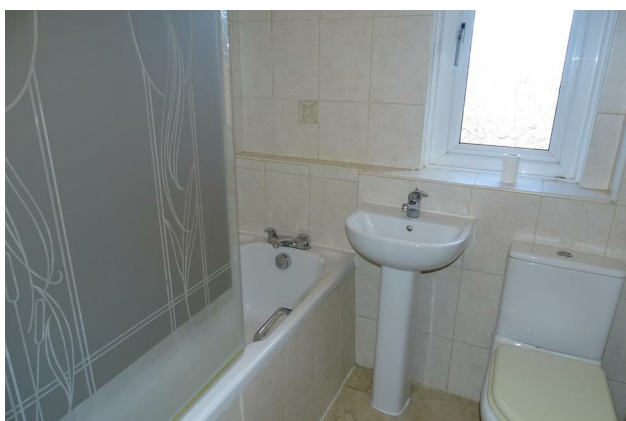
# HUNTERS®

HERE TO GET *you* THERE

**20 The Knoll, Palace Road, Ripon, HG4 1EL**

**£700 Per Calendar Month**

**Property Images**



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## Property Images

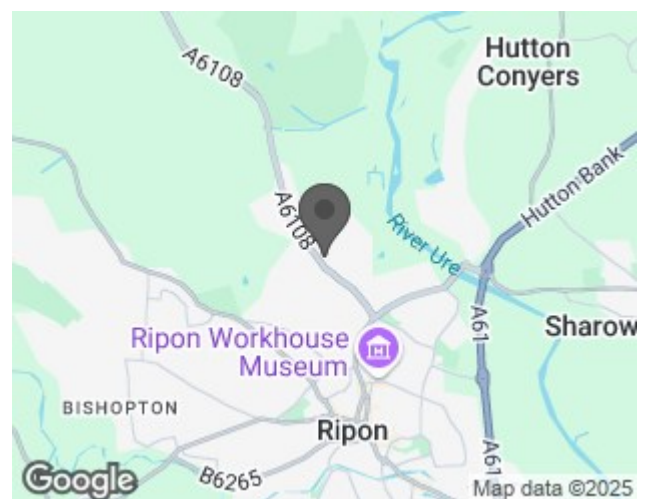


## Floorplan

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure:

## Summary

A well presented two bedroom second floor apartment offering spacious accommodation with secure entrance to building, Entrance hallway, good sized lounge/dining room, fitted kitchen, two bedrooms and bathroom, communal gardens and allocated parking space with visitor parking.

Comprising; secured entrance to the building with stairs to the upper floors. On entrance to the apartment there is a long hallway which leads to each room. The lounge is at the end of the apartment offering a spacious area with dual aspect windows with views over rooftops and beyond, with plenty of space for a dining table. The kitchen is fitted with a good range of units, plenty of worktop space and a range of appliances.

There are two bedrooms, a double master bedroom with fitted wardrobes and a good size single. The bathroom is fitted with a three piece suite with WC, wash hand basin, and bath with shower over.

Externally there are surrounding communal gardens with drying area, allocated parking and visitor parking. the development is well placed for easy access to the city centre and road networks for those wishing to travel further afield.

## Features

• SPACIOUS AND WELL PRESENTED • SPACIOUS LOUNGE/DINING ROOM • FITTED KITCHEN • ALLOCATED PARKING AND VISITOR PARKING • CENTRALLY HEATED AND DOUBLE GLAZED • COMMUNAL GARDENS AND DRYING AREA • WALKING DISTANCE IN TO THE CITY CENTRE • LEASEHOLD £96.11 PER MONTH SERVICE CHARGE • TWO BEDROOM APARTMENT WITH FAR REACHING VIEWS • SPACIOUS LOUNGE