

HEWETSON & JOHNSON

A contemporary home with a terrace and communal gardens.

7 University Gardens, Ripon HG4 2AD



This is a fantastic house with an impressive living room and a large terrace. University Gardens is a gated development with a wonderful communal garden.

Ben Pridden

- Entrance hall
- Kitchen
- House Bathroom
- Terrace
- 2 under croft parking spaces
- Sitting room
- 2 first floor bedrooms one ensuite
- Master bedroom with shower room
- Communal Garden
- Gated development

Location

Ripon is a thriving city in North Yorkshire noted for its medieval cathedral. The city has developed around a market place, which has provided a focus for its townsfolk over the years. A short distance away is Studley Royal Park and Fountains Abbey which is a UNESCO World Heritage Site, situated on the fringes of the Yorkshire Dales' National Park. The city offers excellent amenities including independent shops, restaurants, supermarkets and a racecourse. Ripon offers several excellent schools including Ripon Grammar, one of the region's best.

Ripon is conveniently located for the A1(M) (4.3 miles) and Harrogate is just 11 miles to the south. Thirsk's train station (11 miles) provides a direct service to London Kings Cross (approx. 2 hours 10 minutes), as well as to York, Manchester, and Leeds. Leeds Bradford Airport is 23 miles away.

The Development

University Gardens comprises eight beautifully crafted townhouse conversions and five new build houses. Originally the Ripon Girls High School which opened in 1909 and was eventually merged with Ripon Grammar. This is a heritage site of local importance forming part of the Ripon Conservation Area.

The town houses are supplied with electric heating and hot water.

The House

7, University Gardens is an wonderful three bedroom townhouse conversion. The developers have created a contemporary home with its own front door, boasting an impressive living room a French door onto a terrace and a separate kitchen. The kitchen is fitted with white quartz work surfaces, a Bosch dishwasher, double oven and induction hob.

There are two double bedrooms to the first floor, one en suite, and a house bathroom. The master bedroom is on the second floor with its own shower room with skylights and a feature window with views to College Lawns.

Lease and Service Charge

There will be an estate charge to be confirmed. The town houses are to be sold with leases of 999 years with a share in the management company.









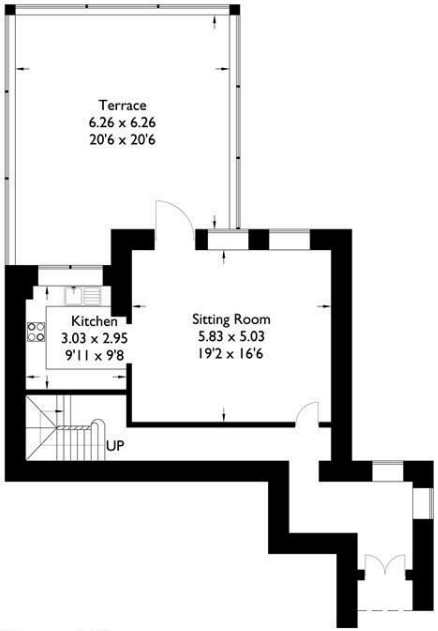




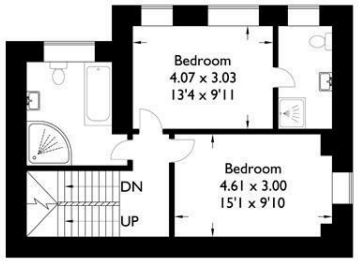


Plot 7 University Gardens

Approximate Gross Internal Area : 151.16 sq m / 1627.07 sq ft
Total : 151.16 sq m / 1627.07 sq ft



Ground Floor

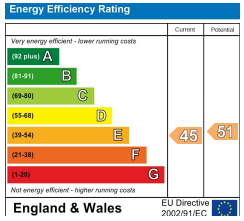


First Floor



Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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