





Accommodation

A beautifully presented ground floor apartment, located in a highly desirable area, just a short walk from the city centre. The apartment occupies the ground floor of an attractive period property, which has been converted to produce just two apartments, both with their own private entrances.

The apartment is situated to the rear of the Skell Lodge Residential Home and suitable for residents over the age of 55 (or couples with a combined age of over 110 years), although the age restrictions are open to the landlord's discretion.

The apartment is immaculate throughout, offering a very spacious interior with some lovely period features, including two fireplaces. The property overlooks stunning landscaped gardens, fully enclosed and offering a high degree of privacy. A brick built store is included and the apartment also benefits from an allocated parking space.

The apartment occupies a handy location, within walking distance of the city centre, whilst also being situated on the 36 bus route, with a frequent timetable to both Harrogate and Leeds. The property is also very close to open countryside, with lovely riverside walks available nearby. A private entrance door gives access to the apartment, there is a modern utility room, kitchen which is fitted with a range of units, good size living room with fireplace, conservatory with views over the garden, inner hallway with large storage cupboard, generous size master bedroom with fireplace and the stylish bathroom, fitted with both a bath and large walk in shower.

The apartment currently has a number of mobility aids in place, especially in the bathroom and whilst these are ideal for purchasers with mobility issues, these could also easily be removed if wished.

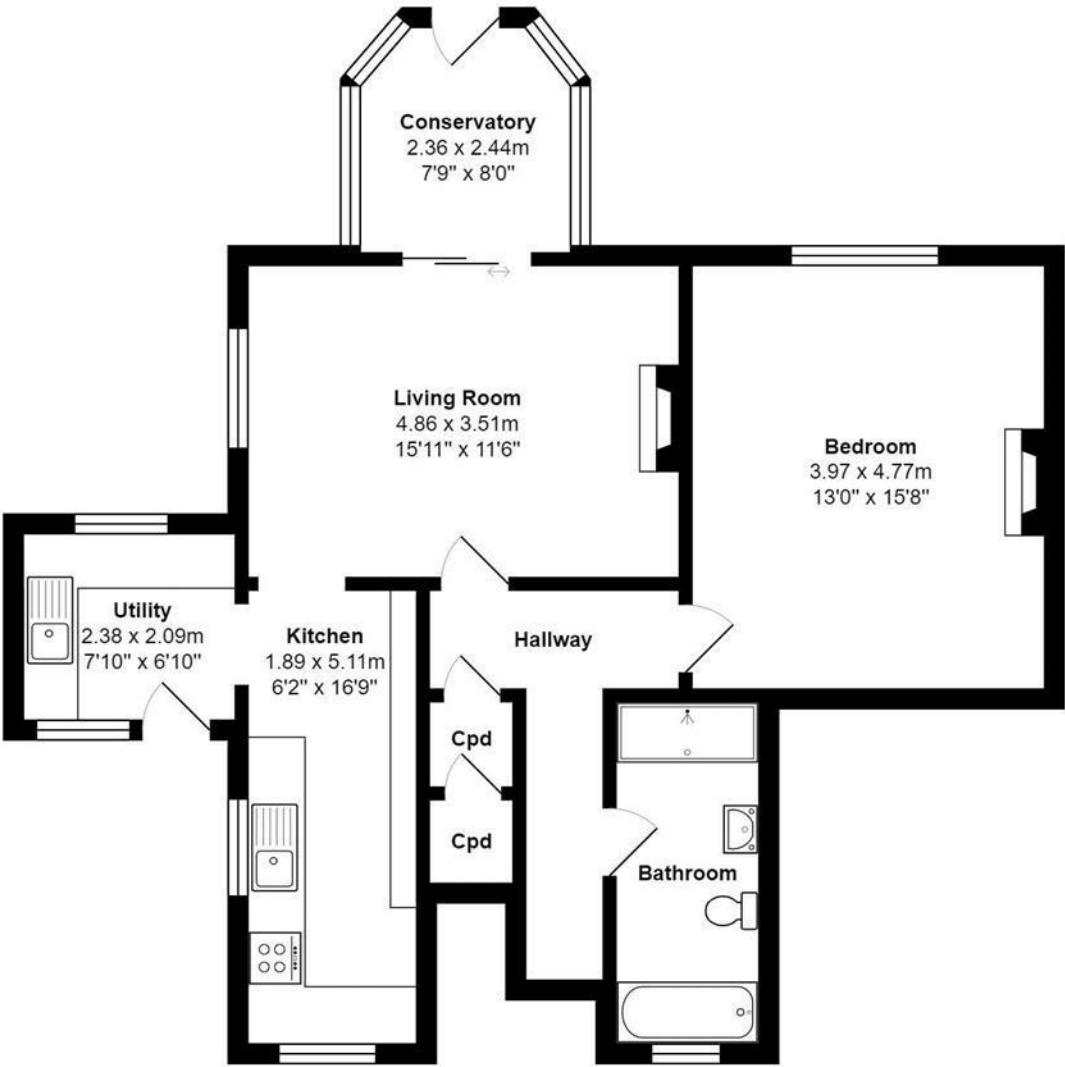
The apartment is leasehold and an annual service charge is in place, covering the cost of all the utilities and a contribution towards management charges and buildings insurance, full details are available on request.

Sold with no onward chain, this stunning apartment offers a more affordable option to a bungalow, whilst also being located on one of Ripon's most sought-after streets.

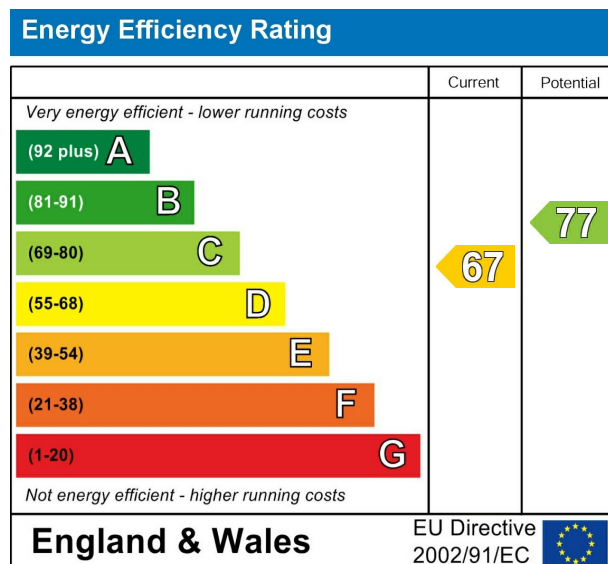




Floorplan



EPC



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MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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