

Davis
Lund

Bondgate
Ripon
North Yorkshire
HG4 1QE
Offers Over £300,000





Accommodation

Davis and Lund are pleased to offer an imposing 17th century, grade II listed semi-detached house which has been sectioned off into apartments/bedsits (done in the 1970's). The property is ripe for refurbishment. The substantial property is currently laid out as four bedsits/apartments used for extended family; these apartments/bedsits cover the ground and first floors of the building. The second floor accommodation also offers the scope for conversion.

Due to the spacious layout, no principal rooms have been divided since the original division in the 1970's. Planning permission was granted in 2004 for six apartments and as work has started the planning permission will last indefinitely. Whilst planning permission may need to be re-submitted with amended plans, this makes an exciting and increasingly rare opportunity. Disabled Facilities Grants may also be potentially available and any interested parties should speak to Harrogate Borough Council to discuss this further.

The property is located close to the city centre, affording ease of access to all of Ripon's shops, restaurants, schools and amenities. The property is also situated across the road from Ripon's Leisure centre, which now houses the new swimming baths. The Ripon bypass is also available within seconds, making the property ideally placed for commuters as well.

On the ground floor there is a grand entrance hall which services all four properties (private access is available to the ground floor bedsit/apartment as well), with stairs leading to the first floor and access to two bedsits/apartments, both of which would have private facilities under the proposed plans. To the first floor there is a spacious landing and two further bedsits/apartments, which again would have private facilities once complete.

The building itself retains much of its original character and charm, and now provides an opportunity for a person looking to reveal the building's true potential.

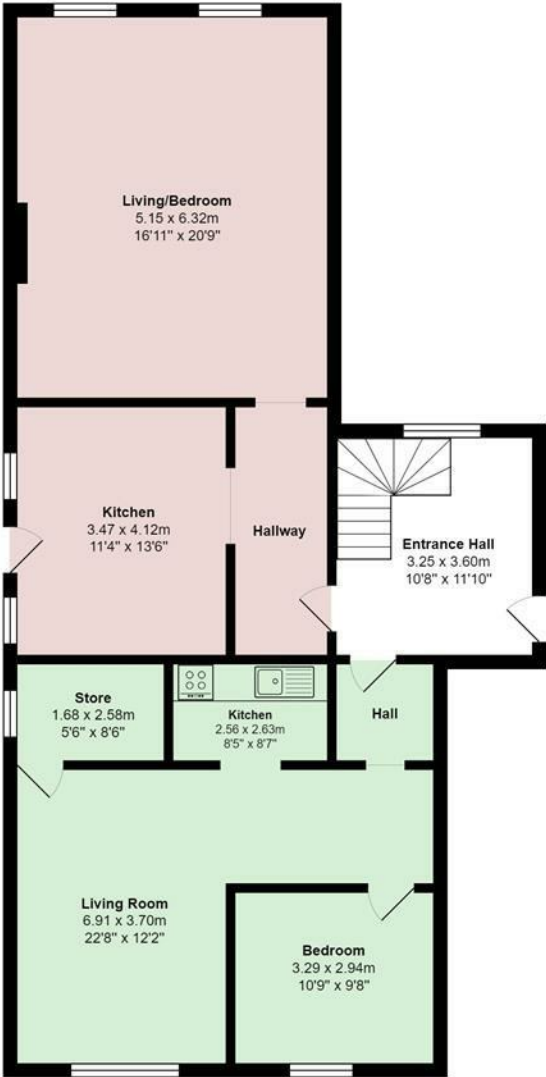
Externally there are low maintenance gardens to two sides, plus an allocated parking space. There are currently two large stores in place, but these can be removed to create more private/communal space for the apartments.

Sold with no onward chain, this property seeks an individual willing to revive this fabulous building to its former glory.





Floorplan



Ground Floor





First Floor





EPC

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

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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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