

**D**avis  
**L**und

Wilkinson Court  
Ripon  
North Yorkshire  
HG4 2TW  
Guide Price £177,500







## **Accommodation**

A particularly spacious one bedroom apartment, offering generous proportions throughout and luxury upper floor living. The stylish apartment is located on the first floor of the iconic former college building, set in mature and meticulously maintained grounds.

The décor is neutral throughout, whilst the apartment enjoys an open plan feel, with flowing living areas and two reception rooms. Offering a double aspect, the accommodation feels light and airy. Modern electric heating has been installed and secondary glazing has been fitted to the windows, helping to retain heat, whilst not disturbing the lovely open views.

The apartment has access through a grand entrance hall, servicing just three apartments and offering an entry phone system. On entering the apartment, there is a good size hallway with storage cupboard. The main living space is open plan and a great size, whilst there is a kitchen/diner with a fully fitted kitchen with integrated appliances. An area off the kitchen could be utilised as a study area and it also offers a large walk in cupboard, which houses the hot water system. A further reception room is accessed off the main living room, which currently houses a sofa bed, for occasional guests. The main bedroom is once again a good size, fitted with an extensive range of fitted wardrobes, whilst the part tiled bathroom reveals a modern white suite, incorporating a bath with glazed screen and shower over.

The apartment benefits from an allocated parking space, plus guest parking is also available. A shared storeroom to the ground floor also provides handy storage, ideal for bikes. Located just a short walk from the City centre, the property is conveniently situated, offering ease of access to the array of shops and restaurants that Ripon has to offer. Forming part of the iconic Grade II listed former college building, the property is set in mature and meticulously maintained grounds.

This beautiful apartment is sure to appeal to a range of buyers, including first time buyers, investors looking for a buy to let purchase and purchasers looking for a 'lock up and leave' second home.

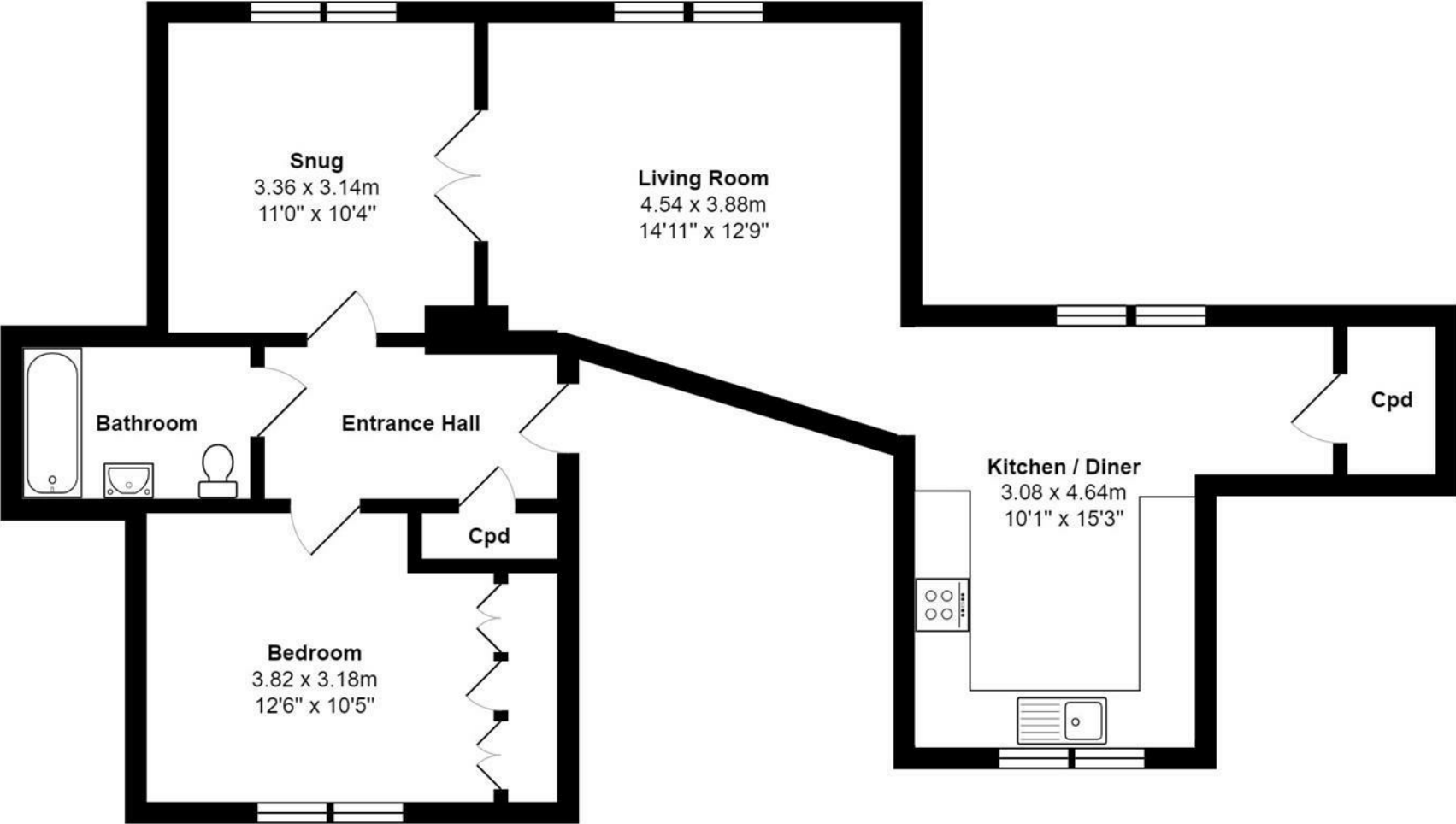









Floorplan








EPC

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

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

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller’s behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

