Sherringtons
Sales & Lettings









22 Bedern Bank

Ripon, HG4 1PE

PRICED TO SELL !!! A two bedroom first floor apartment in a great location with views of Ripon Cathedral, close to all amenities and Ripon city centre. The property benefits from being light and modern throughout, a single garge providing off street parking, gas central heating and double glazing. Briefly comprises; private entrance leading to first floor, lounge with patio doors leading out onto balcony, kitchen dining room, two bedrooms and modern shower room. Externally; single garage providing off street parking. A lovely property to suit a wide range of buyers.

Asking Price £150,000

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2 1 1

- FIRST FLOOR APARTMENT
- LOUNGE WITH BALCONY
- SINGLE GARAGE PROVIDING PARKING
- NEWLY DECORATED + NEW CARPETS
- TWO BEDROOMS
- MODERN SHOWER ROOM
- DOUBLE GLAZING + GAS CENTRAL HEATING
- VIEWS OF RIPON CATHEDRAL
- LIGHT + MODERN THROUGHOUT
- CLOSE TO RIPON CITY CENTRE

PRIVATE ENTRANCE

Double glazed front door with stairs leading upto;

FIRST FLOOR

Storage cupboard, loft access.

LOUNGE

15'0" x 10'11" (4.57m x 3.33m)
Feature fire place with tiled inset and hearth housing electric fire, double radiator, ceiling coving, double glazed sliding doors leading out onto balcony.

KITCHEN DINING ROOM

11'4" x 15'1" max (3.45m x 4.60m max)
Range of modern wall and base unit with work surface over, integrated four ring gas hob and oven with extractor hood over, sink unit housing 1.5 bowls and drainer with chrome mixer tap, space and plumbing for washing machine, wall mounted boiler, double radiator, two x double glazed windows to front aspect.

BEDROOM ONE

10'9" x 10'9" (3.28m x 3.28m)
Double glazed window to rear aspect, radiator, ceiling coving.

BEDROOM TWO

10'8" x 8'11" (3.25m x 2.72m)
Double glazed window to front aspect, radiator.

SHOWER ROOM

5'11" x 5'9" (1.80m x 1.75m)
Modern white suite comprising; corner shower cubicle with chrome mains shower, low level W.C., vanity unit housing basin and tap, chrome radiator, extractor fan, tiled walls.

EXTERNALLY

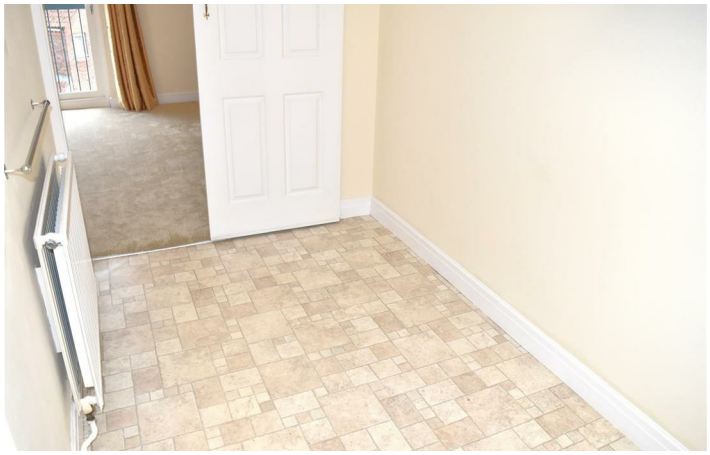
SINGLE GARAGE

Single garage with light and power providing off street parking.

AGENTS NOTES

Lease Details; 125 year lease starting in 1989. Lease can be extended to 999 years subject to legal fees
Service Charge £79.10 pcm includes communal building Ins, lighting and gardening.
Council Tax Band C.



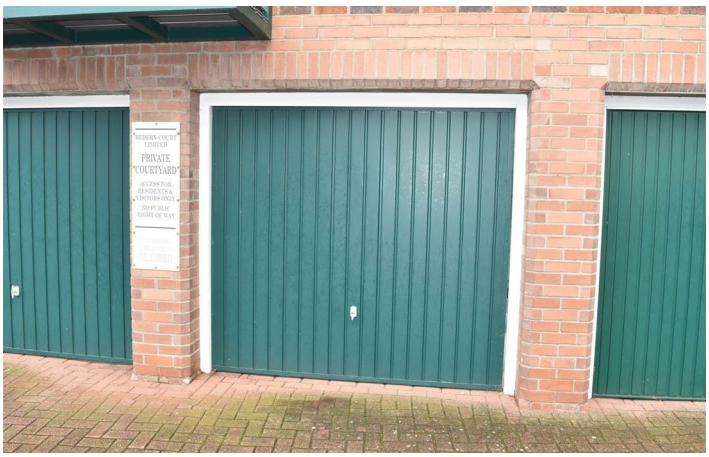








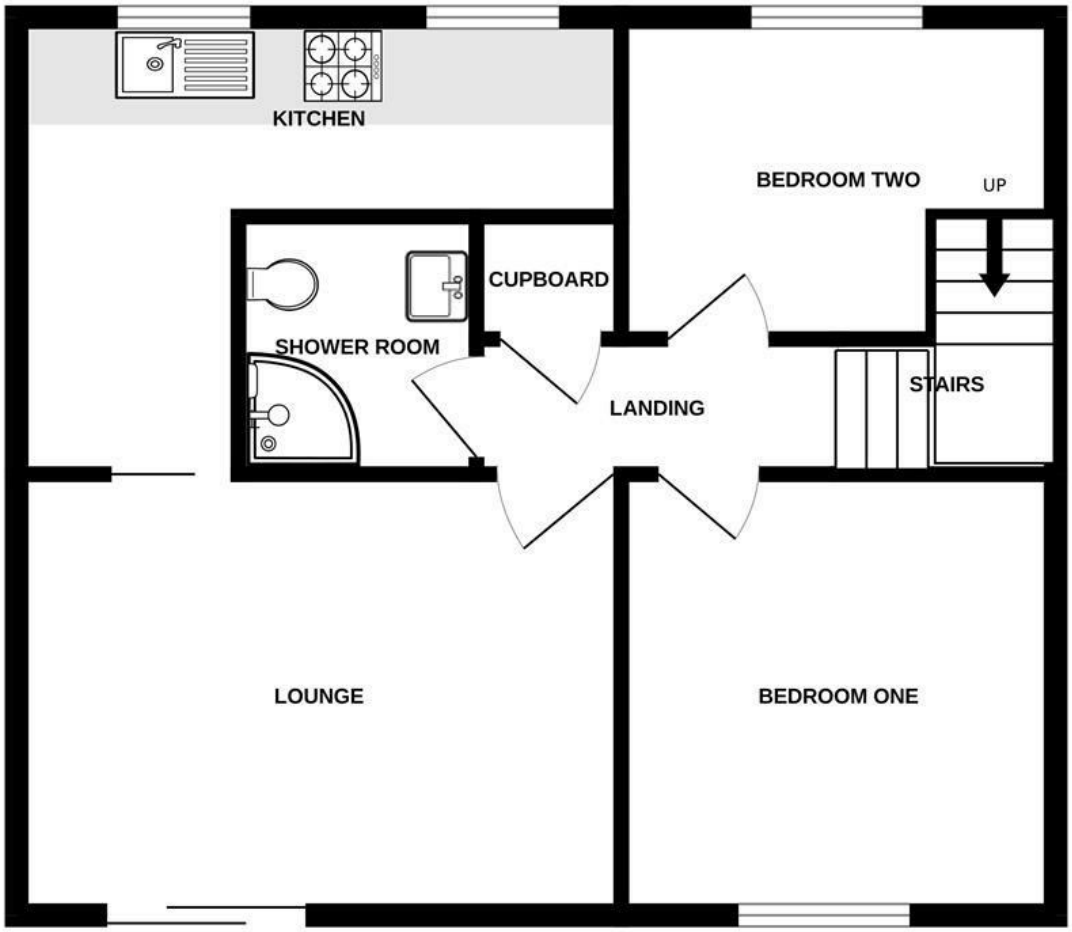



PRIVATE
"COURTYARD"



Floor Plan

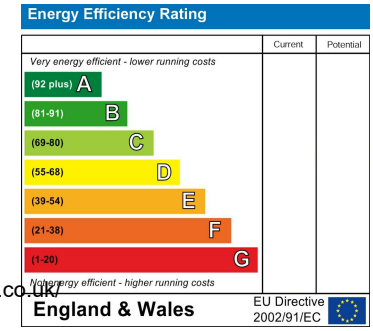
FIRST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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