





Accommodation

A handily located, two bedroom ground floor apartment, just a few minutes walk from the city centre and benefitting from allocated parking and a lovely light and airy interior.

The apartment offers a delightful setting, in a quiet and sought after cul-de-sac, with riverside walks on the doorstep and ease of access to the city centre and an array of amenities on offer. Transport links are also readily available, with the bus station close by and ease of access to the Ripon bypass.

The apartment offers great value for money, for anyone looking for ground floor living, in comparison to bungalows and park homes in the area.

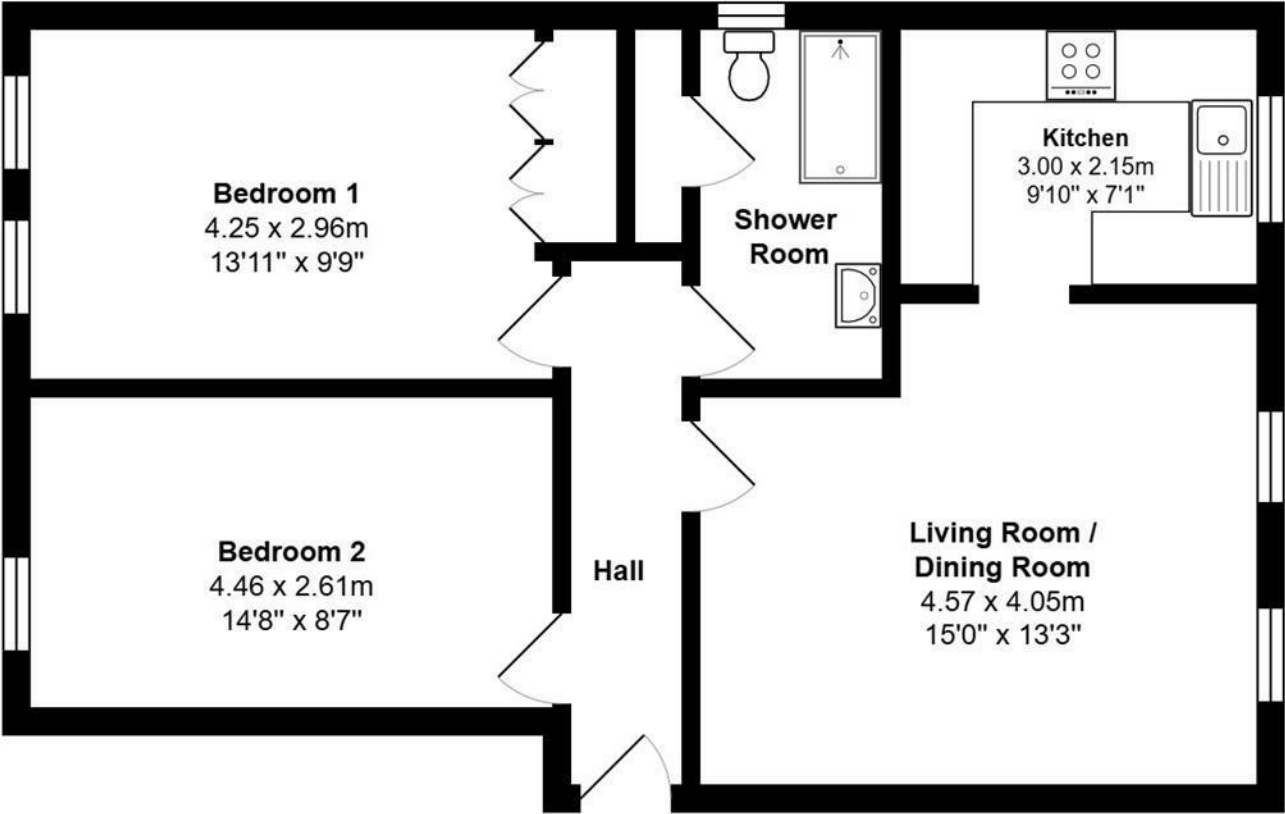
The main entrance door leads into the communal entrance hall, with an intercom entry system. Entering the apartment, there is a welcoming hallway, open plan lounge/diner with two windows giving an airy feel, modern kitchen with a range of units and some integrated appliances, two double bedrooms and the shower room, which is fully tiled and fitted with a white suite, including a walk-in shower.

Externally the property enjoys a peaceful setting, positioned next to the river Ure, with allocated parking and lovely riverside views. The property also benefits from double glazing throughout and gas central heating.

The property is sure to suit a range of purchasers, including first time buyers, buy to let investors and those looking to downsize.

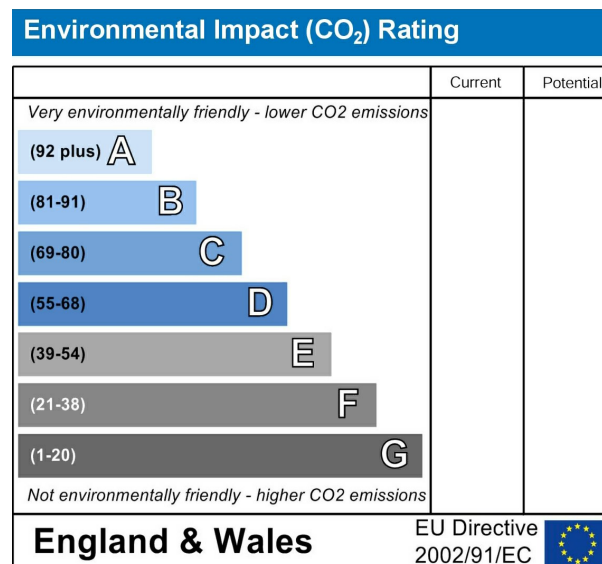
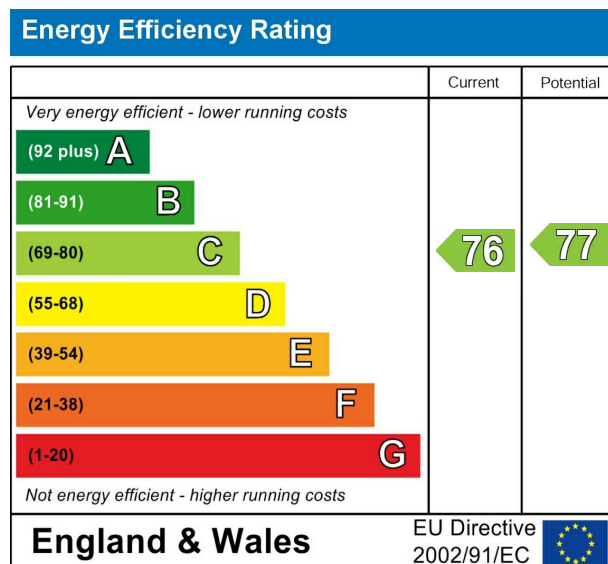








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MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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