



2 The Crescent, Ripon, HG4 2JB £435,000



Description

A stunning ground and lower ground floor luxury apartment which offers light, airy and spacious accommodation.

The apartment has the benefit of the principal reception rooms from a grand detached Villa. The impressive accommodation has tall ceilings and large windows offering outstanding accommodation. There are numerous original features retained including deep moulded cornicing and original fireplaces. These features are cleverly combined with stylish modern additions including quality kitchen and en-suite facilities.

The accommodation which has the benefit of gas fired central heating briefly comprises; Central reception hall, impressive sitting room with angled bay window, separate dining room with walk-in square bay window, breakfast kitchen with integrated appliances including a hot water tap. Utility room, cloakroom/WC and snug with access to the front patio. Master bedroom with fitted wardrobes and en-suite shower room.

On the lower ground floor is a study area with walk-in store and guest bedroom with walk-in wardrobe and en-suite shower room.





A sweeping in and out driveway provides ample parking for numerous vehicles. There is a front paved patio area and lawn and at the rear a paved patio seating area (please note the rear patio ONLY is owned by the apartment not any lawn/ garden) which is accessed from the kitchen and utility room. There is a large garage to the rear 18' 11" x 10' 10" (5.48 m x 3.04 m) which is connected with power light and water and a useful coal house/store.

The Crescent is one of Ripon's premier addresses with all of the properties surrounding and open green. The location is ideal being within comfortable walking distance of the city centre and all of its amenities. Ripon is ideally placed with ease of access being gained to the A1(M) which links with the region's motorway network. There is a train station in nearby Northallerton on the east coast mainline.

Tenure

Leasehold - A 957 year lease from an original term of 999yrs. £10 per annum ground rent. Freehold managed by Carter Towler Ltd. Membership of crescent gardens association fee is £300 per annum which is for the maintenance of gardens, tree's, lawns, road and wall. The apartment is responsible for a 50% share of the building maintenance, a quarter share of the dustbin store and a sixth share of the garage block.

Services

All mains services are connected to the property.

Council Tax

Band E.

Directions

From the Market Square proceed north towards the clocktower, go through the traffic lights and The Crescent will be seen on your left.



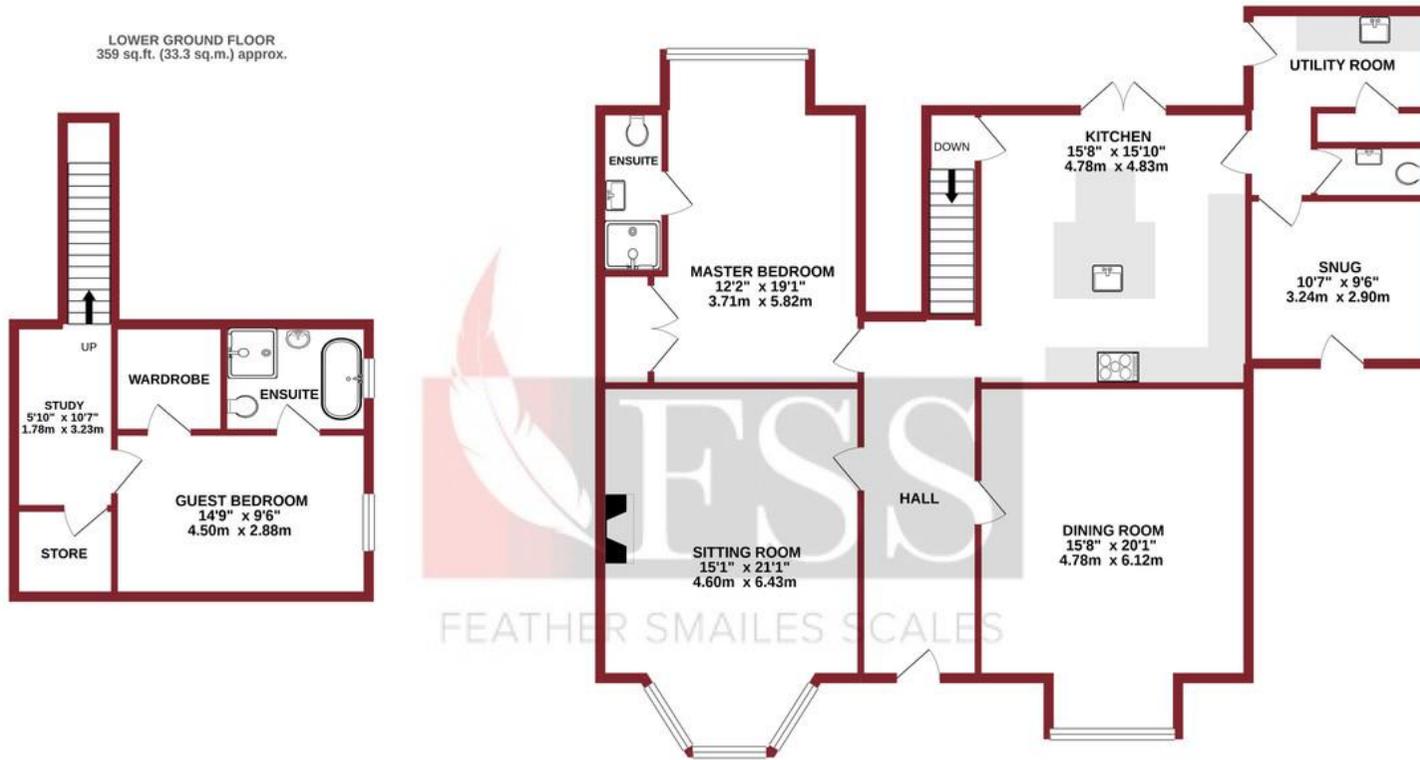






GROUND FLOOR
1476 sq.ft. (137.1 sq.m.) approx.

LOWER GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1834 sq.ft. (170.4 sq.m.) approx.
Made with Metropix ©2021

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.

EPC Exempt

01423 501211

www.fsspproperty.co.uk
sales@fsspproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

rightmove
find your happy

onTheMarket.com

TDS
Tenancy Deposit Scheme
member

nava | propertymark
PROTECTED

arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property
Ombudsman