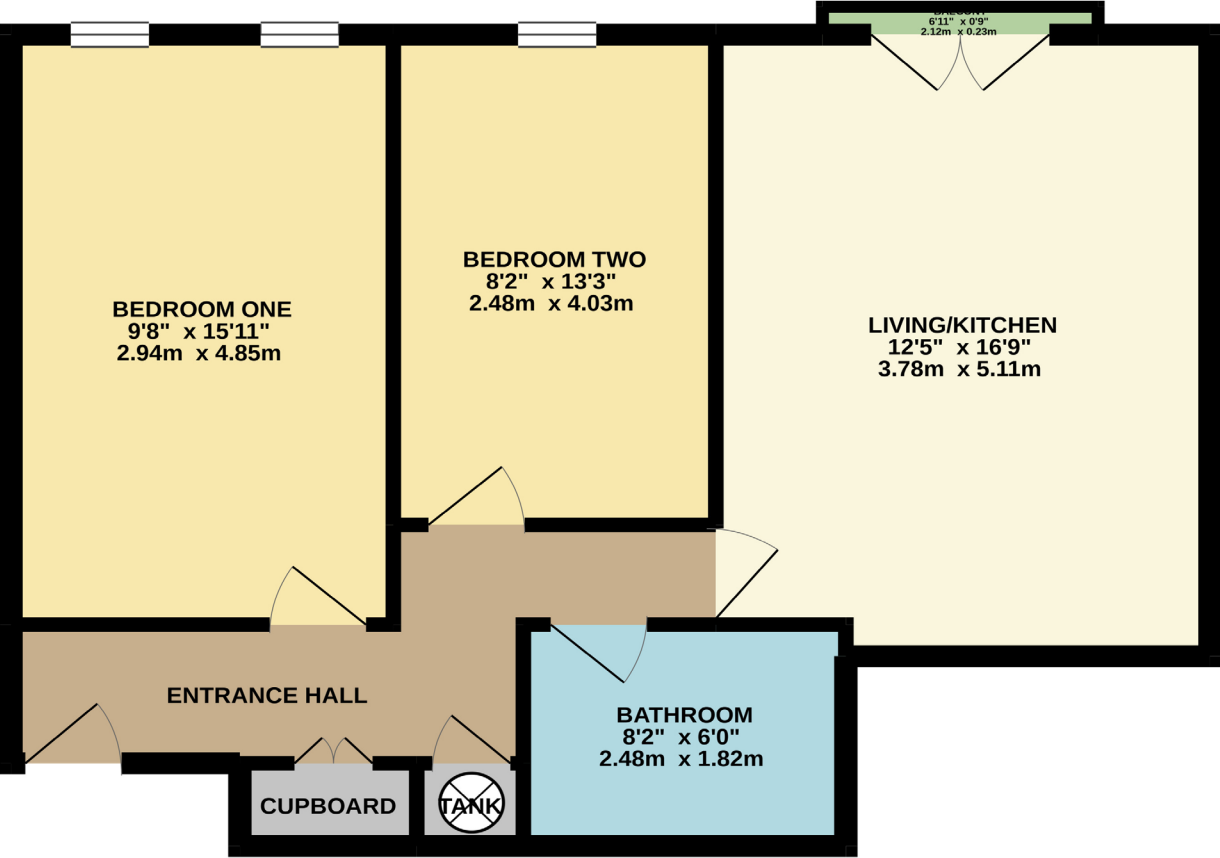


SECOND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (55.9 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.
Made with Metropix ©2020



**35 COLLEGE COURT, STEVEN WAY
RIPON, HG4 2TJ
£625 PCM**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

UNFURNISHED

A light and airy, second floor flat, situated within this purpose built block, extremely close to Ripon city centre.

The property has double glazing and electric heating and offers secure accommodation which comprises: Communal entrance with staircase and lift, entrance hall with storage cupboards, living/ kitchen with double doors leading to Juliette balcony and fitted kitchen with fridge/freezer, washer/dryer, electric oven and hob, two bedrooms and bathroom.

To the front of the property there is an allocated parking space.

To the side of the property is a communal garden with lawned area and a sun terrace.

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Available 17th March 2021
- £721.15 Returnable Bond
- No Smokers/Pets
- Council Tax: B - £1,570.91

DIRECTIONS - HG4 2TJ

From Ripon city centre take North Street and turn left into Palace Road. Turn left into Kearsley Road, left again into Hemsworth Walk, which in turn becomes Steven Way.



APPROXIMATE DISTANCES

Town Centre	700 metres
Railway Station	9.5 miles
Bus Route	600 metres
Airport	24 miles

EPC RATING: TBC

