



8 Williamson House, Low Skellgate Close, Ripon, HG4 1WF

£180,000

## 8 Williamson House, Low Skellgate Close, Ripon, HG4 1WF

---

A stunning two-bedroomed apartment providing spacious and stylish accommodation with views over the river.

---

This super property offers an open-plan living space with modern kitchen, high ceilings, river views and exposed brick walls. There are two bedrooms and a shower room, and the apartment has the advantage of an allocated parking space. Residents also have the use of a private decked sitting area adjoining the river.

Williamson House is an iconic former paint factory which was converted to provide 14 stylish and individual apartments with an impressive entrance way and the advantage of a passenger lift. The building is just a short walk from the city centre and is well served by a number of local amenities.





### **ENTRANCE HALL**

A spacious entrance hall with fitted cupboard. A hatch leads to loft storage space.

### **LIVING ROOM / KITCHEN**

A large, impressive open-plan living space with spacious sitting and dining area with windows overlooking the river. Feature rustic brick wall. The kitchen comprises a range of fitted wall and base units, gas hob and electric oven, fridge, dishwasher and washer / dryer.

### **BEDROOM 1**

A double bedroom with a feature brick wall and window overlooking the river.



### **BEDROOM 2**

A further bedroom with feature brick wall, fitted wardrobe and window overlooking the river.

### **BATHROOM**

White suite comprising low-level WC, washbasin and shower. Heated towel rail.

### **OUTSIDE**

The residents of Williamson House have the use of a private decked sitting area overlooking the river. Allocated car parking space.

**Tenure** - Leasehold

**Council Tax Band** - C





Total Area: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission. Copyright 2017 Ac2

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

# 01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
80	84	78	83
<small>Very energy efficient - lower running costs</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>(G)</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>(G)</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	