

JOPLINGS

Property Consultants



7 Smithsons Court, Ripon, HG4 1DT

Asking Price £100,000

Are you a Buy-to-Let Investor, looking for a holiday home or your first home?

7 Smithsons Court is a delightful Ground Floor Apartment with One Bedroom located within Ripon City Centre and is walking distance to all amenities. The property benefits from a private gated and walled Patio Seating Area and an Allocated Parking Space.

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ENTRANCE

A step up to a Timber Front Entrance door with glazed panel above leads into the Kitchen of 7 Smithsons Court.

KITCHEN

9'00" x 8'05" (2.74m x 2.57m)

Double Glazed Sash window. Range of base and wall units with coordinating work surface over. Stainless Steel sink and drainer with mixer tap with tiled splash backs. Electric cooker. Space and plumbing for washing machine. Space for fridge freezer.

NB: The Kitchen Envirovent has Automatic humidity sensor Extractors. This can be overridden by a pull string, if necessary.

SITTING ROOM

8'11" x 11'06" (2.72m x 3.51m)

Double Glazed Sash windows. Wall-mounted Electric Fire. Radiator.

BEDROOM

13'07" x 7'05" (4.14m x 2.26m)

Double Glazed Sash window. Radiator.

Rear door leading to Patio Seating Area.

BATHROOM

8'11" x 7'02" (2.72m x 2.18m)

Double Glazed Sash window. Suite comprises: bath with shower over, wash hand basin and low-level WC. Tiled walls. Cupboard housing the gas combi boiler. Radiator.

NB: The Bathroom Envirovent has Automatic humidity sensor Extractors. This can be overridden by a pull string, if necessary.

TO THE OUTSIDE

Allocated Parking Space. Gate leading to the Patio Seating Area.

PATIO AREA

Wrought iron pedestrian access gate leads into a Private patio area.

PARKING

One allocated parking space.

COUNCIL TAX BAND

Council Tax Band A

SERVICES

Mains Water

Electricity

Drainage

Gas central heating

ADDITIONAL INFORMATION

The property is Leasehold with the owners each having a share of the Freehold. The Vendor has informed us that there are 999 years on the lease since 1991. There is a peppercorn ground rent plus a service charge.

The Freehold is held by Smithson's House Limited of which the three flat owners are automatically members.

The Building Insurance for the apartments is £70 per annum approximately.

The photographs were taken prior to the last tenant living at the property. The property is now vacant and has been painted throughout.

RENTAL INFORMATION

The apartment would rent for approximately £500pcm.

OPENING HOURS

Monday -Friday 9.00 a.m - 5.30 p.m

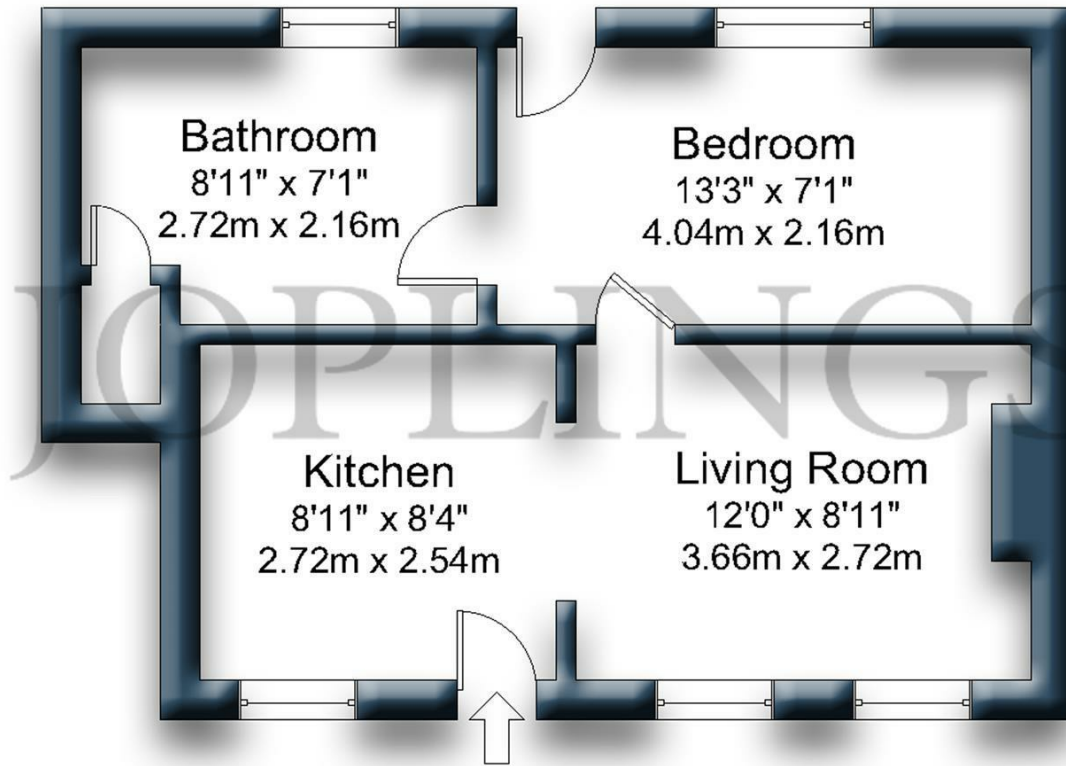
Saturday 9.00 a.m - 1.00 p.m

Sunday Closed

JOPLINGS INFORMATION

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents, Architectural Designers, Building Surveyors and Valuers with offices in both Ripon & Thirsk.

FLOOR PLAN



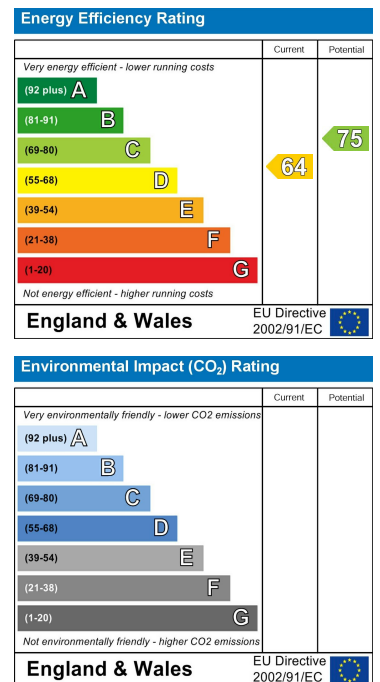
Gross internal floor area excluding Eaves (approx.): 33.7 sq m (363 sq ft)

Not to Scale.
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AREA MAP



ENERGY EFFICIENCY GRAPH



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

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