



**1 Tower Court Palace Road
Ripon, North Yorkshire HG4 1AD**

£900 Per month

**** WE WILL NOT BE BOOKING ANYMORE VIEWINGS UNTIL FURTHER NOTICE****
A MODERN THREE STOREY TOWN HOUSE WITH UNDERCOVER PARKING AND FLEXIBLE 3/4
BEDROOMED ACCOMMODATION ARRANGED OVER 3 FLOORS
DINING KITCHEN, SITTING ROOM, UTILITY ROOM, MASTER BEDROOM WITH BUILT IN WARDROBES AND
ENSUITE SHOWER ROOM
INTERNAL ACCESS DOUBLE GARAGE
FRONT LAWN WITH COMMUNAL GARDENS
GROUND FLOOR WC AND BEDROOM / OFFICE
WITHIN WALKING DISTANCE OF RIPON CITY CENTRE
AVAILABLE SEPTEMBER 2022 EPC C

1 Tower Court Palace Road, Ripon, North Yorkshire HG4 1AD

Description

GROUND FLOOR

ENTRANCE HALL

Entrance door, double glazed window to front and central heating radiator.

CLOAKROOM/WC

Comprising low level WC, pedestal wash hand basin, part tiled walls, extractor fan and central heating.

BEDROOM FOUR/STUDY 11'3" x 8'3" (3.43m x 2.53m into bay)

Bay window to front, TV and telephone points, and storage cupboard.

FIRST FLOOR

SITTING ROOM 16'6" x 11'3" (5.04m x 3.44m into bay)

Bay window to front, TV and telephone points, central heating radiator.

DINING KITCHEN 16'5" x 12'9" (5.02m x 3.90m)

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl sink unit, built-in oven with hob and extractor hood over. Dishwasher, tiled walls, combination boiler, central heating radiator and double glazed window to rear.

UTILITY

Work surfaces, space for washing machine and tumble dryer.

SECOND FLOOR

MASTER BEDROOM 12'3" x 9'8" (3.75m x 2.97m)

Window to front, fitted wardrobes, bedside cabinets, TV and telephone points and central heating radiator.

EN-SUITE SHOWER ROOM

Fitted with a white three piece suite comprising step-in shower cubicle, pedestal wash hand basin and low level WC. Tiled floor, heated towel rail, extractor fan and window to front.

BEDROOM TWO 12'8" x 8'5" (3.88m x 2.59m)

Window to rear, central heating radiator.

BEDROOM THREE 9'5" x 7'8" (2.88m x 2.36m)

Window to rear, central heating radiator.

BATHROOM

Fitted with a white three piece suite comprising panelled bath with shower over, hand basin set in vanity unit and low level WC. Central heating radiator and extractor fan.

OUTSIDE

The front garden is laid mainly to lawn.

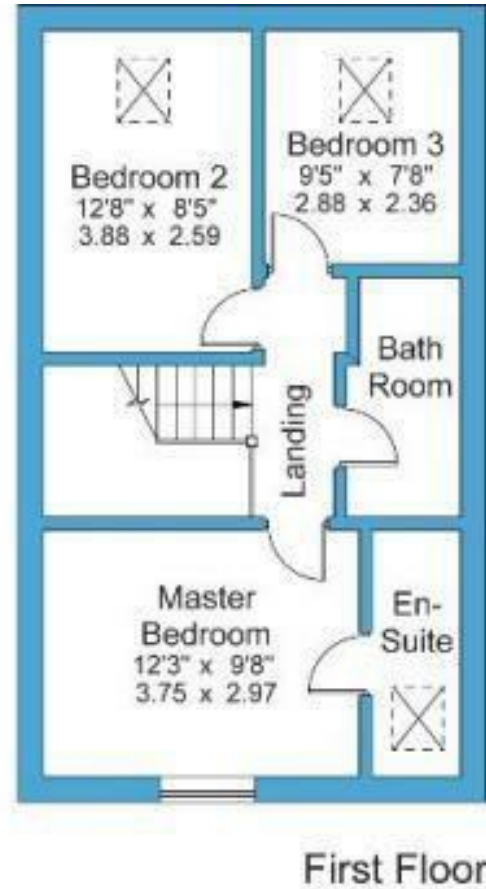
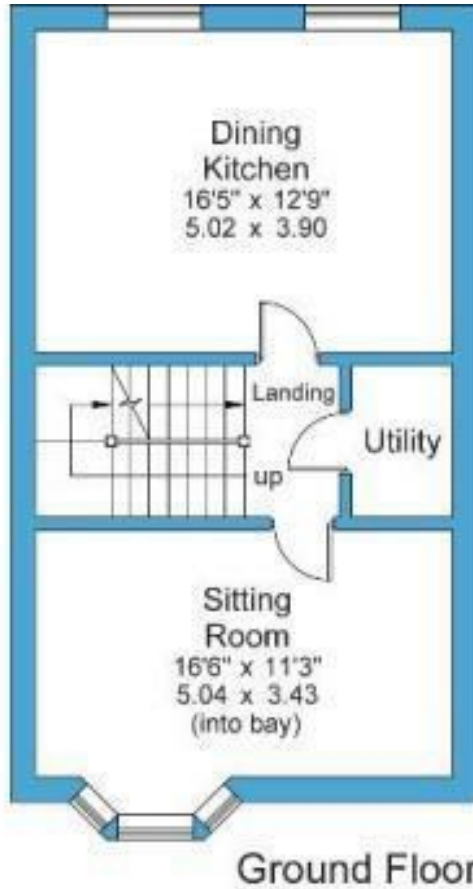
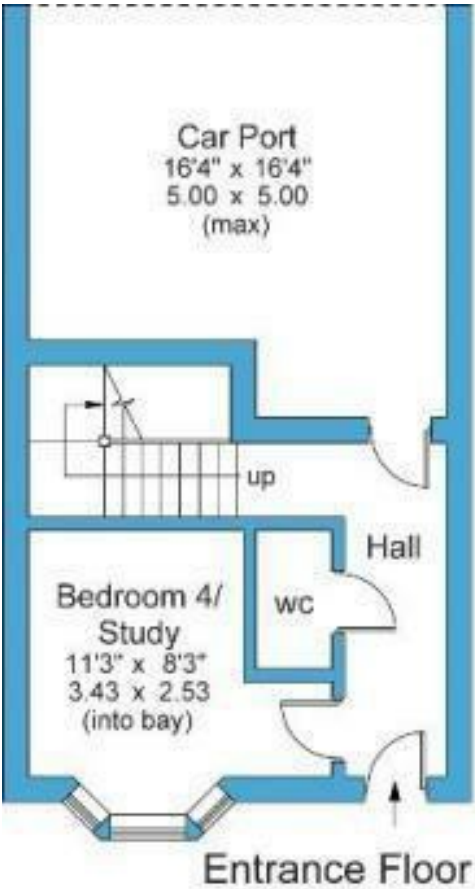
GARAGE 16'6" x 16'4" (5.03m x 5.00m maximum)

With light and access to the property.

Location

The Cathedral City of Ripon has an excellent range of shopping facilities, a popular weekly market, a variety of restaurants and bars, cinema, racecourse, golf course, swimming pool and many other recreational facilities. Ripon has several schools including Ripon Grammar, one of the most highly regarded grammar schools in the North. The City also provides a great base for exploring the Yorkshire countryside and is ideally located for access to Harrogate, Thirsk, the A1 and the A19.





Approx Gross Floor Area = 1234 Sq. Feet
= 114.39 Sq. Metres

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	