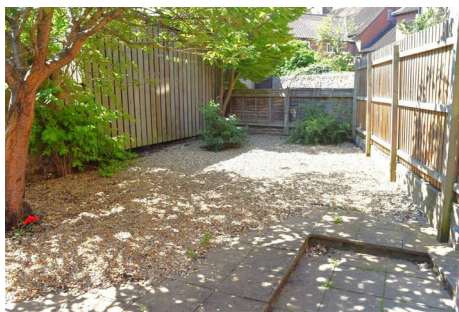
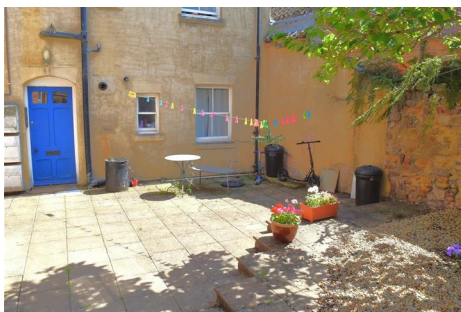




Flat 2, 9-10 Low Skellgate

Ripon, HG4 1BE

ATTENTION INVESTORS. Apartment for sale with tenants in situ achieving 6.25% Yield. A well presented and spacious three bedroom first floor apartment in close proximity to Ripon city centre and local amenities. The property benefits from being spacious and light throughout with a modern kitchen and bathroom, feature fire places, gas central heating, partial double glazing and central location. Briefly Comprises: Communal entrance with stairs leading to first floor, front door, hallway, lounge open plan to: kitchen dining room, three bedrooms and bathroom. Externally: Communal enclosed patio garden. FOR SALE WITH TENANTS IN SITU!!!

Asking Price £170,000

Flat 2, 9-10 Low Skellgate

Ripon, HG4 1BE



- ATTENTION INVESTORS ACHIEVED YIELD 6.25% !!!
- CENTRAL LOCATION
- MODERN BATHROOM
- FOR SALE WITH TENANTS IN SITU!!!
- FIRST FLOOR APARTMENT
- SPACIOUS + LIGHT THROUGHOUT
- GAS CENTRAL HEATING
- THREE BEDROOMS
- KITCHEN DINING LOUNGE
- COMMUNAL PATIO GARDEN

COMMUNAL ENTRANCE

Stairs leading to first floor.

ENTRANCE DOOR

Leading into;

HALLWAY

6'10" x 10'9" (2.08m x 3.28m)

Security entry phone, wall mounted thermostat.

LOUNGE

13'1 x 12' (3.99m x 3.66m)

Double glazed window to the front aspect with a further double glazed window to the inside, feature fire place with cast iron insert, double radiator. Open plan to:

KITCHEN DINING ROOM

10'7" x 9'6" (3.23m x 2.90m)

Range of modern wall and base units with roll top work surface over, stainless steel sink unit housing bowl and drainer with swivel mixer tap, integrated four ring electric hob and oven with extractor hood over, upright fridge freezer, washer dryer, radiator, feature fire place with cast iron insert.

BEDROOM ONE

11'10" x 14'6" (3.61m x 4.42m)

Wood framed sash window to the front aspect with further double glazed window to the inside, radiator, tv point, phone point and feature fire place with cast iron insert.

BEDROOM TWO

9'7" x 10'1" (2.92m x 3.07m)

Wood framed sash window to the rear aspect, radiator.

BEDROOM THREE

6'11" x 8'6" (2.11m x 2.59m)

Wooden sash window to front aspect, radiator.

BATHROOM

7'2" x 6'8" (2.18m x 2.03m)

White suite comprising: panelled bath with over head mains shower, low level W.C., pedestal hand wash basin and taps, chrome heated towel radiator, wall mounted boiler, extractor fan, wooden sash window to rear aspect.

EXTERNALLY

COMMUNAL PATIO GARDEN

Communal enclosed patio and gravelled garden with walled and fenced perimeter.

AGENTS NOTES

FOR SALE WITH TENANTS IN SITU!!!

Achieved Rent £885 pcm achieving 6.25% Yield.

999 Years Lease (starting approx 2023)

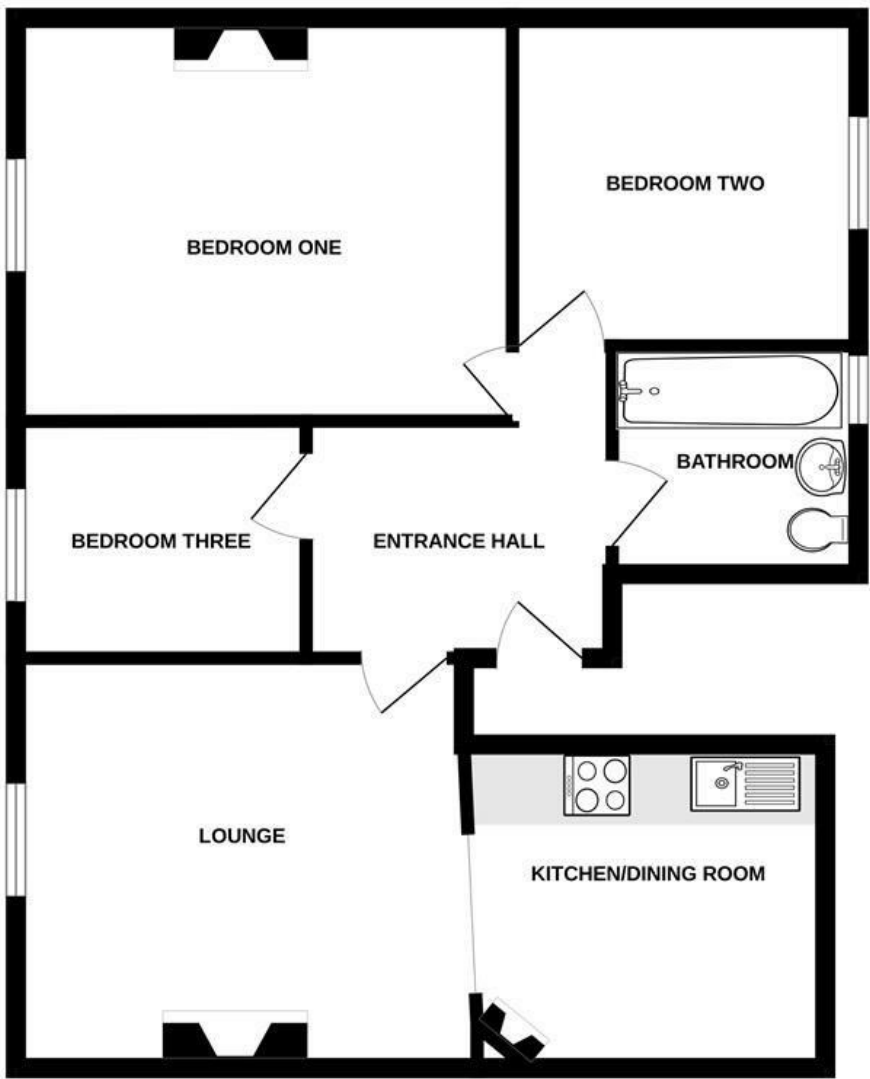
Service Charges; Share of maintenance costs and repairs split between three flats.

Council Tax band A



Floor Plan

FIRST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		