



65 Ribblehead Road, Harrogate, HG3 2HD

£339,950

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A fantastic opportunity to purchase a newly built three-bedroom detached property situated on the exclusive King Edwin Park, an exciting new development just off Penny Pot Lane.

The modern property is appointed to a high standard and features a stunning open plan dining kitchen together with a separate utility room and downstairs WC. There is also a spacious sitting room with glazed doors that lead to the garden. Upstairs there are three good-sized bedrooms including a master bedroom with en-suite shower room, and a modern house bathroom. A driveway provides ample off-road parking and leads to the detached single garage. This excellent modern property was built in 2020 and is sold with the remainder of a 10-year guarantee.

The property is situated in a delightful position surrounded by attractive countryside yet is just a short drive from the centre of Harrogate.





GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front and glazed doors leading to the garden.

DINING KITCHEN

With a range of wall and base units with gas hob, integrated double oven and integrated dishwasher. Space for a fridge / freezer. Windows to front and side and fitted cupboard.

UTILITY ROOM

With worktop and space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With a WC and washbasin.

FIRST FLOOR

LANDING

With a window to rear, fitted cupboard and access to loft.

BEDROOM 1

A double bedroom with windows to front and side.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and large walk-in shower. Window to front.

BEDROOM 2

A further double bedroom with window to front and side.

BEDROOM 3

A further double bedroom with window to side.

BATHROOM

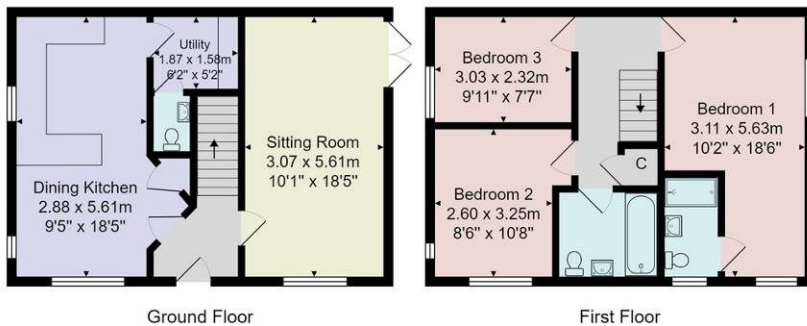
A modern white suite with WC, washbasin, and bath with shower above. Window to front.

OUTSIDE

The drive provides off-road parking and leads to a **DETACHED SINGLE GARAGE**. There is an attractive and good-sized lawned garden, together with a paved sitting area.

Council Tax Band - D





Ground Floor

First Floor

Total Area: 93.7 m² ... 1009 ft²

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.

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
84	85	85	95
<p>Very energy efficient - lower running costs</p> <p>100-100 A</p> <p>(91-91) B</p> <p>(81-88) C</p> <p>(71-80) D</p> <p>(59-64) E</p> <p>(41-58) F</p> <p>(1-40) G</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>100-100 A</p> <p>(91-91) B</p> <p>(81-88) C</p> <p>(71-80) D</p> <p>(59-64) E</p> <p>(41-58) F</p> <p>(1-40) G</p>	
<p>See energy efficient - April 2020</p> <p>England & Wales EU Directive 2002/91/EC</p>		<p>See environmentally friendly - April 2020</p> <p>England & Wales EU Directive 2002/91/EC</p>	