



40 Ribblehead Road, Harrogate, North Yorkshire, HG3 2GW

£360,000

Fixed Price

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

The modern property is appointed to a high standard and features a stunning open plan dining kitchen together with separate utility room, downstairs WC and large sitting room. Upstairs there are four bedrooms including a master bedroom with ensuite shower room and a modern house bathroom. A drive provides off-road parking and leads to a single garage.

To the rear of the property there is a good sized lawned garden.

This excellent modern property was built in 2020 and it's sold with the remainder of a 10 year guarantee. The property is situated in a delightful position surrounded by attractive countryside, yet it's just a short drive from Harrogate to town centre.





GROUND FLOOR

SITTING ROOM

A spacious reception room window to front.

UTILITY

With fitted cupboards, worktop and integrated washing machine.

CLOAKROOM

With WC and basin.

KITCHEN

With dining area, window to rear and glazed doors leading to the garden. The kitchen comprises a range of modern wall and base units with gas hob, electric oven, and space for appliances.



FIRST FLOOR

BEDROOM 1

A double bedroom with window to rear.

ENSUITE

A modern white suite with WC, basin and shower. Window to front.

BEDROOM 2

A double bedroom with window to rear.

BEDROOM 3

A double bedroom with windows to front.



BEDROOM 4/OFFICE

A further bedroom or office with window to rear.

BATHROOM

A modern white suite with WC, basin and bath. Window to side.

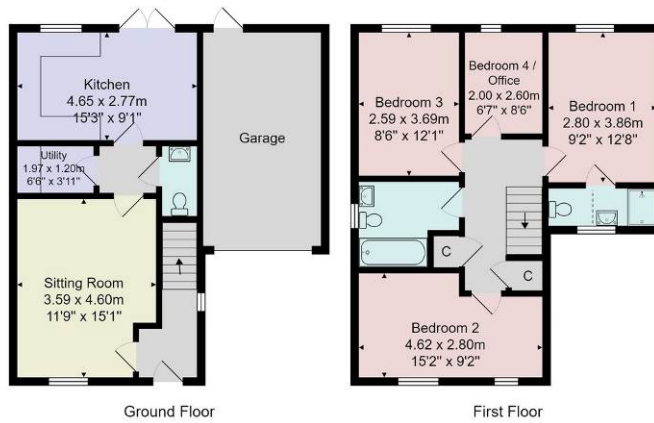
OUTSIDE

A drive provides parking and leads to a garage. To the rear of the property there is a large and attractive lawned garden and patio.

Tenure - Freehold

Council Tax Band - E





Total Area: 116.0 m² ... 1248 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.
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