



21 Ribblehead Road, Harrogate, North Yorkshire, HG3 2HD

£322,000

Offers Over

# 21 Ribblehead Road, Harrogate, North Yorkshire, HG3 2HD

An immaculately presented modern four-bedroom semi-detached family home.

Constructed in 2020, the current owner opted for a number of high-quality upgrades that further enhance the property along with enjoying the peace of mind of many years remaining on the new-build warranty.

Set within the ever-popular King Edwin Park development on the edge of Harrogate the property offers the advantages of semi-rural living yet within a short drive away from all of Harrogate's services.

- 1320 sqft
- Detached garage
- 3 good sized bedrooms
- 3rd floor occasional room with flexible uses such as second lounge, childrens playroom, cinema, office, additional storage
- Enhanced storage areas – hatches on the eaves at both sides have been added by the current vendors
- Immaculate condition
- Integrated appliances
- Premium carpet & luxury Vinyl throughout
- NO ONWARD CHAIN







The accommodation comprises -

### **GROUND FLOOR**

#### **ENTRANCE HALL**

With store cupboard, and access to downstairs WC.

#### **KITCHEN**

High-quality upgraded dining kitchen with integrated appliances and spacious lounge with patio doors leading to the rear garden.

### **FIRST FLOOR**

There are three good-sized bedrooms, family house bathroom and airing cupboard.

### **SECOND FLOOR**

The second floor accommodates the master bedroom with en-suite shower room and eaves storage.

### **LOFT**

The property also enjoys the additional benefit of a boarded loft with a pull-down folding ladder being currently used as a games / cinema room.

### **OUTSIDE**

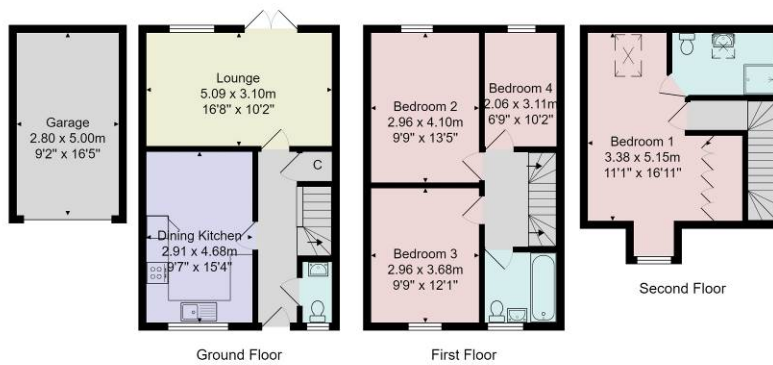
To the outside, the property occupies a neat front and large secure gated back garden. There is also a single garage in a detached block including power and storage above. This property is a bespoke and unique opportunity not to be missed and an internal viewing is highly recommended.



**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 122.7 m<sup>2</sup> ... 1320 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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