



VERITY
FREARSON

FLAT 3, 18 RIPON ROAD, HARROGATE, HG1 2JJ

GUIDE PRICE £500,000

FLAT 3, 18 RIPON ROAD,

Harrogate, HG1 2JJ

An impressive three-bedroom first-floor apartment forming part of this attractive detached Victorian villa with the benefit of a balcony, study, attractive communal gardens and two allocated parking spaces. Situated in a fashionable position within walking distance of the town centre and its amenities.

This beautifully presented apartment has been updated and modernised by the current owners to provide impressive accommodation, comprising a stunning kitchen with dining area, a large reception room with glazed doors leading to a private balcony, study, three bedrooms, modern bathroom and en-suite shower room. The generous property has the benefit of modern double glazed windows and a gas central heating system.

18 Ripon Road stands within attractive and well maintained communal gardens and the apartment has the benefit of two off-road parking spaces. The property is situated in this convenient location within a few minutes' walk of Harrogate town centre and its associated amenities.

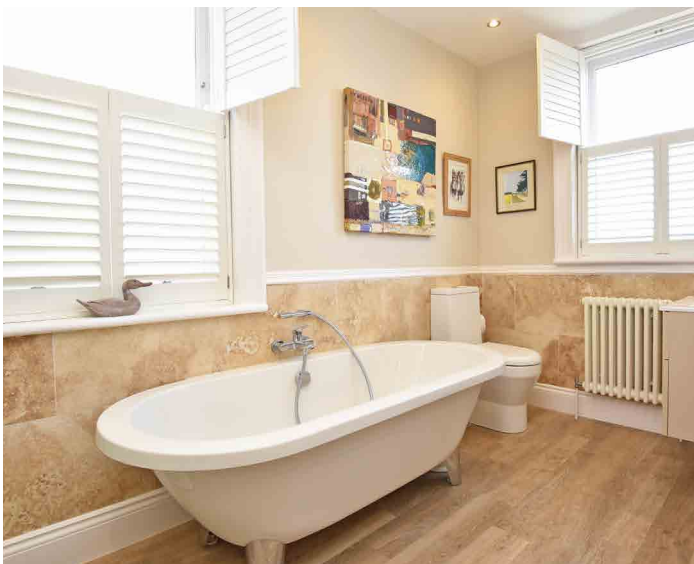


Sitting Room · Dining Kitchen · Study

3 Bedrooms · En-Suite Shower Room · Bathroom

2 Off-Road Parking Spaces · Well-Maintained Communal Gardens







ACCOMMODATION

FIRST FLOOR

SITTING ROOM

An impressive reception room with attractive fireplace and glazed double doors leading to the private balcony.

DINING KITCHEN

With dining area and windows to side with fitted shutters. The kitchen comprises a range of stylish wall and base units with granite worktops and island. Range cooker, integrated fridge/freezer, integrated microwave and dishwasher. Warming draw and washing machine.

BEDROOM 1

A large double bedroom with fitted wardrobes.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set with a vanity unit, and shower. Heated towel rail. Tiled walls and floor.

BEDROOM 2

A double bedroom with fitted wardrobes and windows to side.

STUDY

A further bedroom or office with fitted shelving.

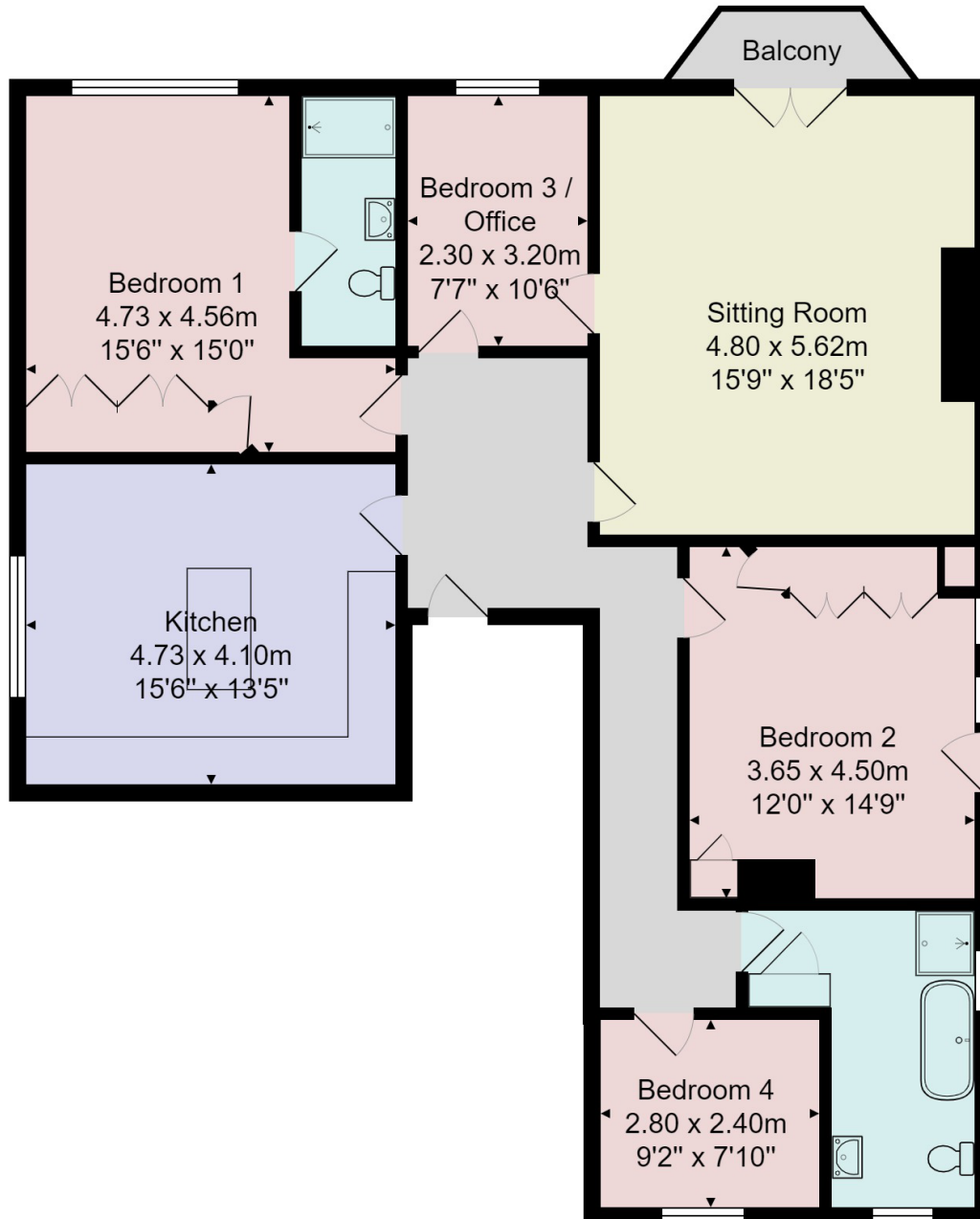
BEDROOM 3

A further bedroom with window to rear.

BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, free-standing bath and shower. Heated towel rail. Window to the side and rear with fitted shutters.

FLOOR PLAN



Total Area: 127.2 m² ... 1369 ft² (excluding balcony)

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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Outside

The property stands with an attractive and well-maintained communal gardens with lawn and well stocked borders, for the use of all residents. The apartment has the benefit of two allocated parking spaces in the car park located at the rear of the building.

Services

All mains services connected.

Agent's Notes

The property is long leasehold, having an original lease length of 999 years. The lease was extended approx five years ago.

Each flat owner in the building has one share of the management company. The management company owns the freehold of the building. The building is managed by Evans Rennie.

The service charge is currently £450 per quarter.

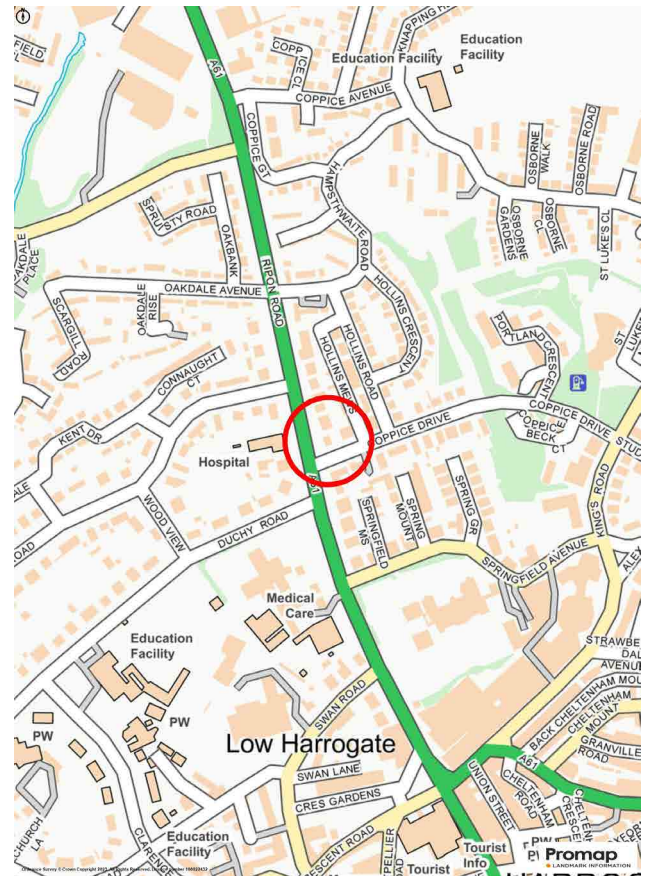
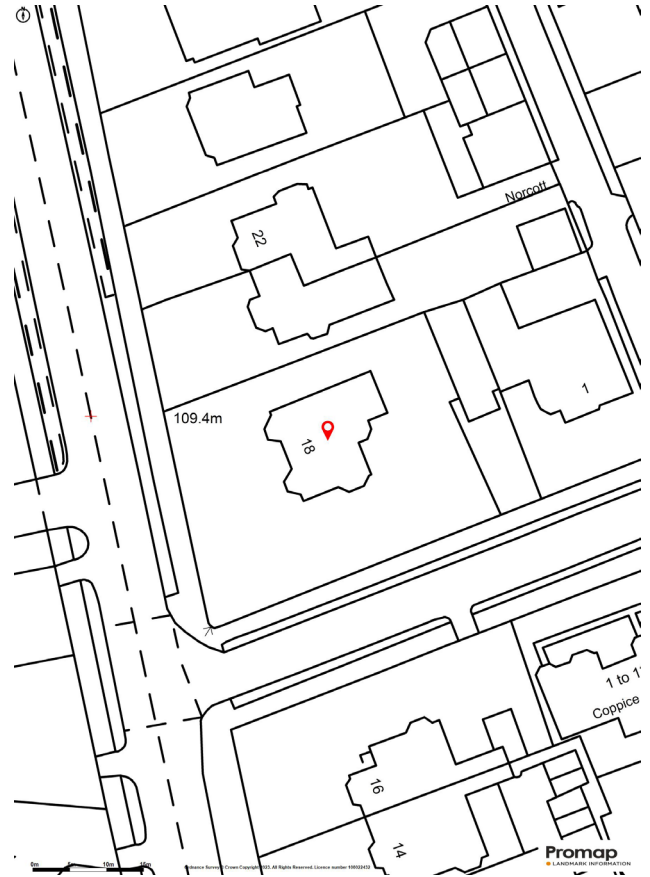
Subletting is permitted.

Short term lets are not permitted.

One pet is permitted.

The above information has been provided by the vendors, although buyers are advised to ask their legal advisors confirm the lease details prior to purchase.

Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	67	79
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Harrogate

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