



Flat 1, 32 Ripon Road, Harrogate, North Yorkshire, HG1 2JJ

£325,000

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A beautifully presented two-bedroom ground-floor apartment with garden, situated in this superb position within walking distance of Harrogate town centre.

The spacious property comprises a large reception room with sitting and dining areas and a bay window overlooking the garden, together with a stylish fitted kitchen, two double bedrooms, modern bathroom and additional WC. The property has a private garden with lawn and planted borders situated at the front of the building and has access to the rear lane where there is unrestricted on-street parking.

The property is located in this popular location on the edge of Harrogate town centre, within easy walking distance of a range of excellent amenities within the town centre, including the railway station, and numerous bars, restaurants and shops.





GROUND FLOOR

SITTING / DINING ROOM

A large reception room with sitting and dining areas with a bay window to front overlooking the garden. Attractive fireplace with living-flame gas fire.

KITCHEN

With a range of modern wall and base units with granite worktops and breakfast bar. Integrated gas hob, double oven, fridge / freezer, dishwasher and washing machine.

BEDROOM 1

A large double bedroom with fitted wardrobes.

BEDROOM 2

A large bedroom with windows to side and rear.

BATHROOM

Accessed from both bedroom 1 and bedroom 2, the bathroom has a white modern suite comprising WC, twin washbasins and large walk-in shower. Heated towel rail. Tiled floor with under-floor heating.

CLOAKROOM

With WC and washbasin.

OUTSIDE

The property has an attractive garden, situated at the front of the property with lawn and planted borders and paved pathways. There is access to the rear lane (Hollins Mews), where there is unrestricted on street parking.

AGENT'S NOTE

The property is long leasehold, having an original term of 999 years. There are four flats within the building and each flat-owner has an equal share in the management company, which owns the freehold of the building.

Costs are split equally between the four flats as and when required.

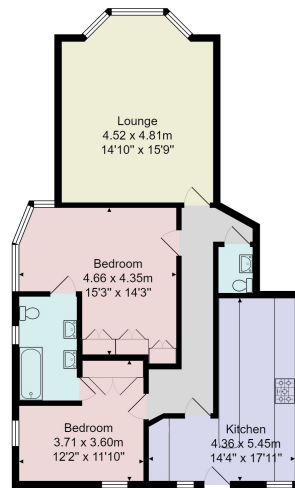
The building has recently had a brand-new roof.

Pets are allowed.

Subletting (Renting) is permitted.

Council Tax Band - C





Total Area: 87.3 m² ... 940 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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