



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

**£340,000**

Guide Price



## 52 Ribblehead Road, Harrogate, North Yorkshire, HG3 2GW

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A beautifully presented three-bedroom detached house situated on the exclusive King Edwin Park development, surrounded by beautiful open countryside on the edge of Harrogate, just off Penny Pot Lane.

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This modern property is appointed to a high standard and features a large reception room, together with a stunning open-plan dining kitchen, separate utility room and downstairs WC. Upstairs, there are three bedrooms, a modern bathroom and en-suite shower room. There is a generous drive which provides parking for up to three vehicles and leads to a single garage and there is an attractive garden with lawn and patio.

This excellent modern property is sold with the remainder of a 10-year guarantee. The property is situated in a delightful position, surrounded by attractive countryside, just a short drive from Harrogate town centre.







## **GROUND FLOOR**

### **RECEPTION HALL**

#### **SITTING ROOM**

A large reception room with patio doors leading to the garden.

#### **DINING KITCHEN**

With dining area. The kitchen comprises a range of stylish wall and base units with electric hob, integrated double oven, fridge / freezer and dishwasher.

#### **UTILITY ROOM**

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

#### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **LANDING**

With fitted cupboard and access to the loft.

### **BEDROOM 1**

A large double bedroom with dressing area.

### **EN-SUITE SHOWER ROOM**

A white modern suite comprising WC, washbasin and shower. Tiled walls.

### **BEDROOM 2**

A double bedroom with two windows.

### **BEDROOM 3**

A further bedroom.

### **BATHROOM**

A modern white suite comprising WC, washbasin and bath with shower above. Tiled walls.

### **LOFT**

A boarded loft with pull-down ladder provides excellent additional storage space.

## **OUTSIDE**

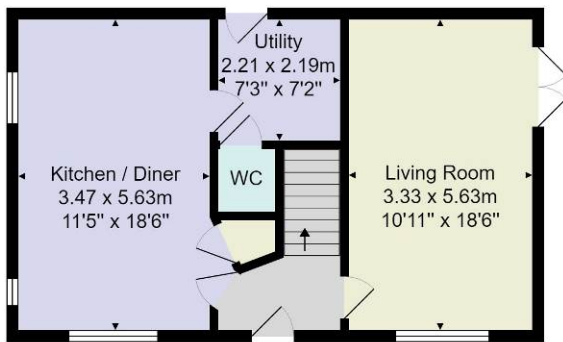
The property has an attractive garden with lawn and patio. A generous driveway provides ample off-road parking for up to three vehicles and leads to a detached single garage with light and power.

**Tenure - Freehold**

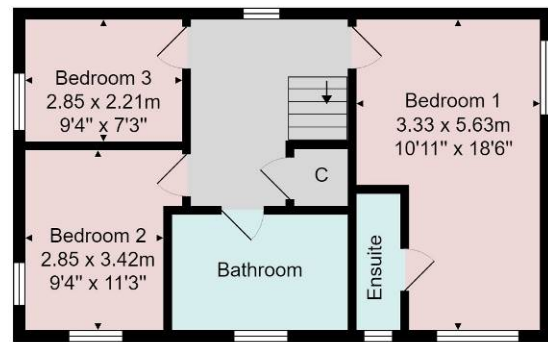
**Council Tax Band - D**







Ground Floor



First Floor

Total Area: 105.1 m<sup>2</sup> ... 1132 ft<sup>2</sup>

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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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			