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THE HARROGATE ESTATE AGENT

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

£340,000

Offers Over

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THE HOME OF PROPERTY  
• SINCE •  
1921

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

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

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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 and cloakroom. Over the upper floors there are four bedrooms, a modern bathroom and en-suite shower room. There is a drive which provides parking and leads to a single garage and there is an attractive garden with lawn and patio.

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 the town's amenities.





## **GROUND FLOOR ENTRANCE HALL**

With store cupboard.

## **CLOAKROOM / WC**

## **SITTING ROOM**

A spacious reception room with glazed doors overlooking the garden.

## **KITCHEN**

With dining area and window to the front. A stylish fitted kitchen with a range of wall and base units with electric hob, double oven and space for appliances.



## **FIRST FLOOR BEDROOMS**

There are three good-sized bedrooms on the first floor.

## **BATHROOM**

A modern family house bathroom with WC, washbasin and bath.

## **SECOND FLOOR**

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

## **EN-SUITE SHOWER ROOM**

With WC, basin and shower.



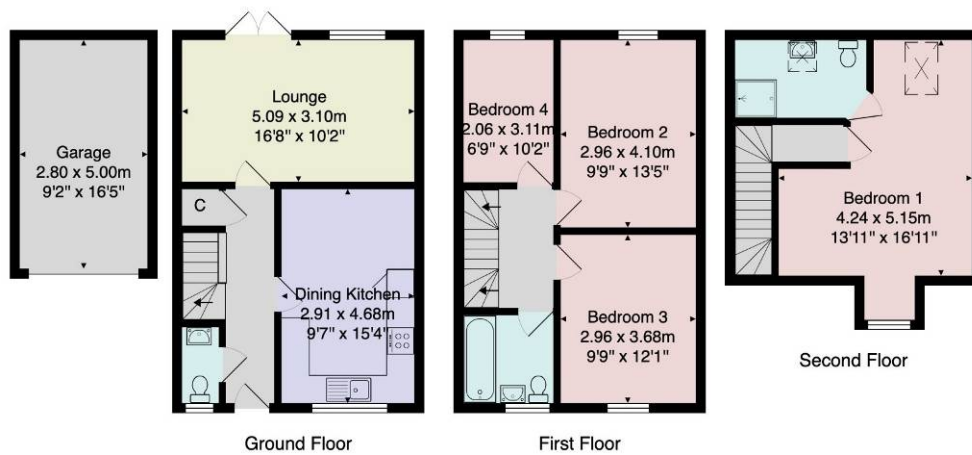
## **OUTSIDE**

A driveway with electric car charging point provides parking and leads to a single garage in a detached block including power and storage above. Attractive rear garden with lawn, planted borders and patio.

**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.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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