



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

£340,000

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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.



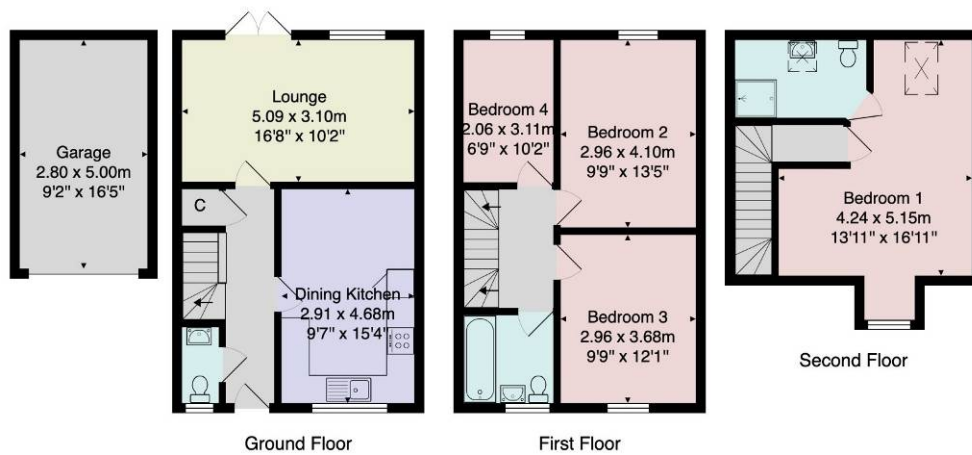
## **OUTSIDE**

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.

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