



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

£299,000

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A beautifully presented three-bedroom semi-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.

This modern property is appointed to a high standard and features a reception room, together with a stunning open-plan dining kitchen and downstairs WC. Upstairs, there are three bedrooms, a modern bathroom and en-suite shower room. There is a drive which provides parking for 2 cars and there is an attractive garden with AstroTurf and patio.

This excellent modern property is sold with the remainder of a 10-year guarantee. The property is situated in a delightful position within the development overlooking the surrounding countryside and is just a short drive from Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

Washbasin and low-flush WC.

SITTING ROOM

A spacious reception room with window to front and under-stairs cupboard.

DINING KITCHEN

With a spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of white wall and base units with gas hob, integrated oven, integrated dishwasher and space for appliances.



FIRST FLOOR

LANDING

Built-in cupboard.

BEDROOM 1

A double bedroom with fitted wardrobes and en-suite.

EN-SUITE SHOWER ROOM

Shower cubicle, washbasin and low-flush WC. Modern tiling, window to front.

BEDROOM 2

With window to rear.



BEDROOM 3

With window to rear.

BATHROOM

Three-piece white suite incorporating bath, low-flush WC and washbasin. Modern tiling and window to side.

OUTSIDE

Driveway for 2 cars to front. Attractive corner plot with walled rear gardens with AstroTurf, patio and raised decked seating area.

Tenure - Freehold

Council Tax Band - C





Ground Floor

First Floor

Total Area: 72.4 m² ... 779 ft²

All measurements are approximate and for display purposes only.

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