



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

£380,000



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A fantastic opportunity to purchase a newly built four-bedroom detached property situated on the exclusive King Edwin Park, on the exciting new development just off Penny Pot Lane on the edge of Harrogate.

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The modern property is appointed to a high standard and features a stunning open-plan dining kitchen, together with separate utility room, downstairs WC and large sitting room. Upstairs, there are four bedrooms, including a master bedroom with en-suite shower room, and a modern house bathroom. A drive provides off-road parking and leads to a single garage. To the rear of the property there is a good sized lawned garden. This excellent modern property was built in 2020 and is sold with the remainder of a 10-year guarantee.

The property is situated in a delightful position surrounded by attractive countryside yet is just a short drive from Harrogate to town centre.





## **GROUND FLOOR RECEPTION HALL**

### **SITTING ROOM**

A spacious reception room window to front.

### **UTILITY ROOM**

With fitted cupboards, worktop and space and plumbing for washing machine and tumble dryer.

### **CLOAKROOM**

With WC and washbasin.

### **KITCHEN**

With dining area, window to rear and glazed doors leading to the garden. The kitchen comprises a range of modern wall and base units with gas hob, electric oven and integrated dishwasher.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to rear and en-suite.

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

A modern white suite with WC, washbasin and shower. Window to front.

### **BEDROOM 2**

A double bedroom with window to rear.

### **BEDROOM 3**

A double bedroom with windows to front.

### **BEDROOM 4 / OFFICE**

A further bedroom or office / dressing room with window to rear.

### **BATHROOM**

A modern white suite with WC, washbasin and bath. Window to side.

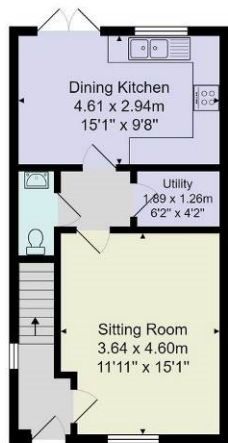
### **OUTSIDE**

A drive provides parking and leads to a garage. To the rear of the property there is a large and attractive lawned garden and patio.

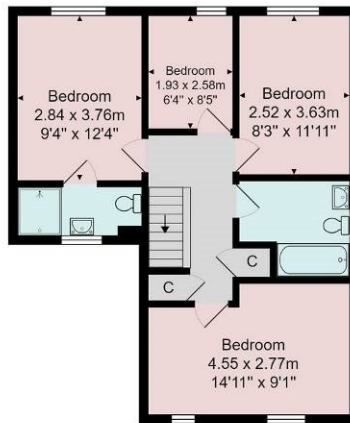
**Tenure** - Freehold

**Council Tax Band** - E





Ground Floor



First Floor

Total Area: 99.2 m<sup>2</sup> ... 1067 ft<sup>2</sup>

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		94
(81-91)	B	84	
(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	
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