



70 Ripon Road, Killinghall, Harrogate, North Yorkshire, HG3 2DF

£330,000

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A spacious and well-presented three-bedroom semi-detached house with loft room, parking and an attractive garden, situated in a desirable village well served by amenities and close to Harrogate town centre.

This beautifully presented home provides well-presented accommodation, with two reception rooms, a modern newly fitted kitchen and cloakroom. On the first floor there are three good-sized bedrooms and modern bathroom. A loft ladder provides access to a fully boarded loft room with skylight window, providing excellent storage space and with huge potential for further development. There is parking to the front of the property and access to a single garage and there is a good-sized and attractive garden to the rear.

The property is situated in the heart of Killinghall, a desirable village well served by excellent local amenities, regular direct bus service to Harrogate Leeds and Ripon (No 36), is within the catchment area of popular primary and secondary schools and just a short drive from Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with a bay window and feature fireplace.

DINING ROOM

A further reception room providing a dining area. Under-stairs storage. Open plan to the kitchen.

KITCHEN

With glazed doors leading to the garden. The kitchen comprises a range of stylish modern fitted units with gas hob, integrated double oven and appliances including microwave, fridge / freezer and dishwasher.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor. The two larger bedrooms have fitted wardrobes.

BATHROOM

A white modern suite comprising WC, washbasin, shower and bath. Heated towel rail.

LOFT

A ladder provides access to a large attic room with carpet and skylight window. Providing useful storage space and huge potential for further development to provide additional accommodation.

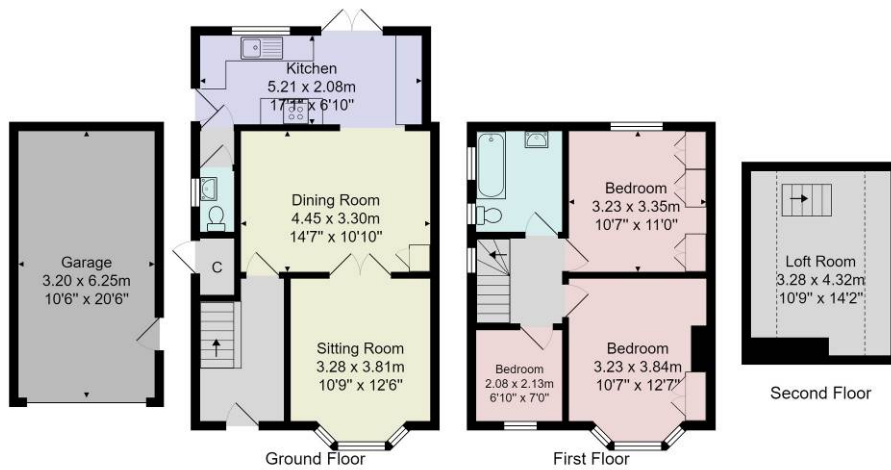
OUTSIDE

There is parking for two vehicles to the front of the property and a shared drive provides access to a good-sized single garage. There is an attractive and very good-sized rear garden with paved and composite decked sitting areas.

Tenure - Freehold

Council Tax Band - C





Total Area: 100.9 m² ... 1086 ft² (excluding garage)

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		
(81-91)		
B		
(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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