



Flat 4, 35 Ripon Road, Harrogate, North Yorkshire, HG1 2JL

**£250,000**

Offers Over

Flat 4, 35 Ripon Road, Harrogate, North Yorkshire, HG1 2JL

---

A superb 2 bedroom top floor apartment forming part of this individual period property.

---

This impressive apartment offers generous accommodation with the distinct advantage of having 2 allocated off street parking spaces.

The property enjoys a fashionable and most convenient residential position within walking distance of Harrogate town centre and associated amenities.

Sure to appeal to a range of buyers, an internal viewing is strongly recommended.

**RECEPTION HALL**

With central heating radiator and skylight window.





#### **LIVING ROOM**

A spacious reception room with window to side, central heating radiator and multi-fuel stove.

#### **KITCHEN**

Fitted with a range of modern wall and base units and work surfaces having inset stainless-steel sink and drainer. Including four-ring gas hob with extractor hood above and integrated appliances include electric oven, washing machine and dishwasher. With tiled floor with under-floor heating.

#### **BEDROOM 1**

A double bedroom with window to front and central heating radiator.

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

Fitted with a white suite comprising low-flush WC, wash basin set within vanity unit and shower cubicle. With heated towel rail and access to eaves storage area, window to side and spot lighting with automatic sensor.

#### **BEDROOM 2**

A double bedroom with window to rear and central heating radiator.

#### **HOUSE BATHROOM**

Fitted with a modern white suite comprising low-flush WC, washbasin set within vanity unit and bath with shower above. With heated towel rail, window to rear and spot lighting with automatic sensor.

#### **OUTSIDE**

The property is accessed via electric gates and stands within attractive and well-maintained communal gardens. Each apartment has the advantage of two allocated off-street parking spaces.

**Tenure** - Leasehold

**Council Tax Band** - C





Approx Gross Floor Area = 1054 Sq. Feet  
= 97.70 Sq. Metres

## Verity Frearson

26 Albert Street, Harrogate, North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Current Potential		Current Potential	
Very efficient (A)	Excellent (A)	Very efficient (A)	Excellent (A)
(B1-B2)	B	(B1-B2)	B
(B3-B4)	C	(B3-B4)	C
(B5-B6)	D	(B5-B6)	D
(B7-B8)	E	(B7-B8)	E
(B9-B10)	F	(B9-B10)	F
(B11-B12)	G	(B11-B12)	G
All values reflect - Higher is better guide		All values reflect - Lower is better guide	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC