



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 spotlighting 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 spotlighting 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

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Net energy efficient - lower energy costs</small> <small>Net energy efficient - lower energy costs</small>		<small>Net environmental impact - lower CO₂ emissions</small> <small>Net environmental impact - lower CO₂ emissions</small>	
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>		<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	