



Green Lea, 208 Ripon Road, Harrogate, North Yorkshire, HG1 2BY

£210,000

## Green Lea, 208 Ripon Road, Harrogate, North Yorkshire, HG1 2BY

---

A spacious and well-presented three-bedroomed period town house with versatile accommodation over four floors, with the benefit of gas central heating and double glazing.

---

There is potential to improve the lower ground floor of the property which has its own access to the front. An enclosed rear courtyard garden also doubles as off-street parking.

The property is situated in this extremely convenient location close to a number of local shops and services and just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **ENTRANCE PORCH**

Door to front. Hanging space for coats.

### **RECEPTION HALL**

With central heating radiator, pendant light fitting and stairs to upper floors.

### **SITTING ROOM**

With a square bay triple glazed window to front. Gas living flame-effect fire mounted in chimney breast. Pendant light fitting.

### **DINING ROOM**

With window to rear. Exposed brick fireplace with wood burning stove. Central heating radiator. Stone flooring. Space for dining table and chairs.

### **KITCHEN**

Fitted with a range of wall and base units with inset stainless-steel 1½-bowl single-drainer sink unit with mixer tap. Integrated double oven and four ring electric hob. Space for under counter fridge and freezer. Space and plumbing for washing machine. Two windows to the rear. Door to rear yard.

### **LOWER GROUND FLOOR**

A further reception room with door and window to front. Wall lighting. Under-stairs storage. Central heating radiator.



## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with triple-glazed window to front. Central heating radiator. Pendant light fitting.

### **BEDROOM 3**

A double bedroom with two windows to side. Central heating radiator. Two pendant light fittings. Wash-hand basin.

### **HOUSE BATHROOM**

Fitted with a white suite comprising low-flush WC, pedestal wash-hand basin and panelled bath. Window to rear. Central heating radiator. Built-in storage cupboard.



## **SECOND FLOOR**

### **LANDING**

With space for book shelves. Eaves storage.

### **BEDROOM 2**

A double bedroom with window to front. Central heating radiator.

### **OUTSIDE**

To the rear of the property is an enclosed courtyard garden which can be used as off-street parking. There is also an attached external storeroom.

**Tenure** - Freehold

**Council Tax Band** - C





Approx Gross Floor Area = 1434 Sq. Feet  
 = 132.93 Sq. Metres

## Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk