

Apartment 4
32 Ripon Road
Harrogate





Stunning fully refurbished 3 bed garden apartment.



A stunning newly refurbished garden apartment offering well planned and excellently finished accommodation throughout. This fully under floor heated property has the benefit of a private sunken terrace in addition to well tended communal gardens.

The private entrance reveals a central hallway with access to a superb master bedroom with a full wall of fitted wardrobes, bespoke dressing table and stylish en suite shower room. There are two further bedrooms, both with fitted wardrobes, serviced by a luxurious separate house bathroom.





A particular feature is the generous open plan living space with a modern handle-less kitchen with integrated appliances, Dekton work surface and a feature island which houses the induction hob.

This impressive light filled space also offers separate sitting and dining areas, feature fireplace with inset contemporary electric fire and wall mounted TV above, and fully glazed sliding doors leading out to a private and sheltered terraced seating area with lighting and power - an ideal area for entertaining and alfresco dining. There is also a useful separate utility room off the hall with fitted cabinetry, sink and plumbing and space for a washing machine and tumble dryer.

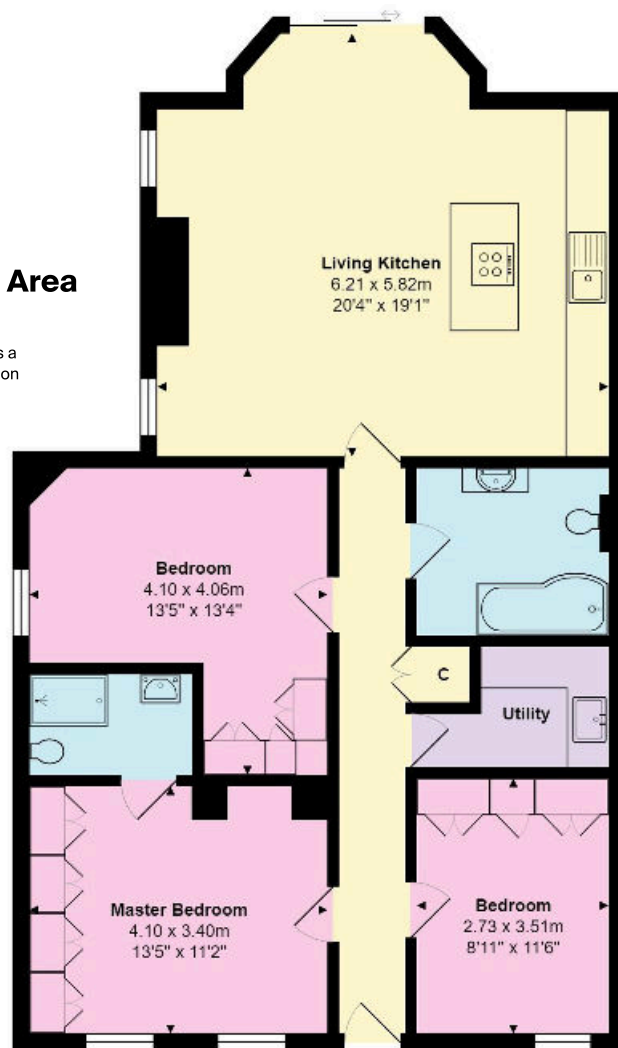
Outside there is a lockable storage space located adjacent to the entrance door to the apartment.





Approximate Gross Internal Floor Area 1,029 sq ft / 95.6 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Location

The apartment is within walking distance of the town centre of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.

Directions (HGI 2JJ)

From Harrogate town centre take Parliament Street A61 and continue at the traffic light junction onto Ripon Road. Just after the brow of the hill, turn right onto Coppice Drive and take the first left onto Hollins Mews where the property will be found on the left hand side approximately two thirds of the way down the street.

Services

Mains water, electricity and drainage are installed. Gas fired underfloor heating.

Tenure

Leasehold with vacant possession.

Viewing Arrangements

Tel: 01423 530088

Email: harrogate@knightfrank.com

Knight Frank
Harrogate
24 Albert Street
Harrogate
HG1 1JT

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Emma Hodgson
01423 535 379
emma.hodgson@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated August 2020 Photographs dated August 2020. Knight Frank is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT. If you do not want us to contact you further about our services then please contact us by either calling 01423 530088, email to harrogate@knightfrank.com or post to our Knight Frank Harrogate office at our registered office (above) providing your name and address.