



53 Ribblehead Road, Harrogate, North Yorkshire, HG3 2HD

**£299,950**

Guide Price

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A beautifully presented three-bedroom semi-detached house situated on the exclusive King Edwin Park development, surrounded by beautiful open countryside on the edge of Harrogate, just off Penny Pot Lane.

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This modern property is appointed to a high standard and features a reception room, together with a stunning open-plan dining kitchen and downstairs WC. Upstairs, there are three bedrooms, a modern bathroom and en-suite shower room. There is a drive which provides parking for 2 cars and there is an attractive garden with lawn and patio.

This excellent modern property is sold with the remainder of a 10-year guarantee and is situated in this delightful position surrounded by open countryside and is just a short drive from Harrogate town centre.

### GROUND FLOOR SITTING ROOM





A spacious reception room with under stairs, cupboard and window to front.

### **DINING KITCHEN**

With spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of modern fitted units with electric hob, integrated oven and space and plumbing for appliances.

### **CLOAKROOM**

With WC and basin.

### **FIRST FLOOR BEDROOMS**

There are three good sized bedrooms on the first floor. The main bedroom has a fitted cupboard and ensuite.

### **ENSUITE**

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

### **BATHROOM**

A white modern suite comprising WC, basin and bath with shower above. Heated towel rail.

### **OUTSIDE**

A drive provides parking. To the rear, there is a good sized garden with lawn and paved sitting area.

**Tenure - Freehold**

**Council Tax Band - C**





First Floor

Ground Floor

Total Area: 72.4 m<sup>2</sup> ... 779 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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