



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

£370,000

Offers Over

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

A fantastic opportunity to purchase a newly built four-bedroom detached property situated on the exclusive King Edwin Park, on the exciting new development just off Penny Pot Lane on the edge of Harrogate.

The modern property is appointed to a high standard and features a stunning open-plan dining kitchen, together with separate utility room, downstairs WC and large sitting room. Upstairs, there are four bedrooms, including a master bedroom with en-suite shower room, and a modern house bathroom. A drive provides off-road parking and leads to a single garage. To the rear of the property there is a good sized lawned garden. This excellent modern property was built in 2020 and is sold with the remainder of a 10-year guarantee.

The property is situated in a delightful position surrounded by attractive countryside yet is just a short drive from Harrogate to town centre.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A spacious reception room window to front.

UTILITY ROOM

With fitted cupboards, worktop and space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

KITCHEN

With dining area, window to rear and glazed doors leading to the garden. The kitchen comprises a range of modern wall and base units with gas hob, electric oven and integrated dishwasher.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to rear and en-suite.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and shower. Window to front.

BEDROOM 2

A double bedroom with window to rear.

BEDROOM 3

A double bedroom with windows to front.

BEDROOM 4 / OFFICE

A further bedroom or office / dressing room with window to rear.

BATHROOM

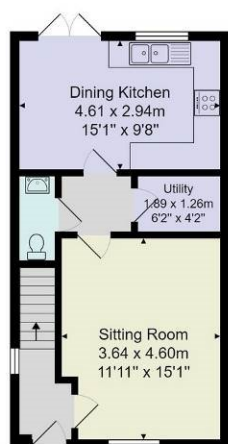
A modern white suite with WC, washbasin and bath. Window to side.

OUTSIDE

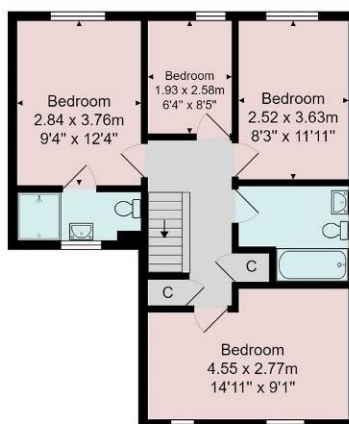
A drive provides parking and leads to a garage. To the rear of the property there is a large and attractive lawned garden and patio.

Tenure - Freehold

Council Tax Band - E



Ground Floor



First Floor

Total Area: 99.2 m² ... 1067 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

