



39 Ripon Road, Killinghall, Harrogate, North Yorkshire, HG3 2DG

£175,000



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An attractive two-bedroom middle-of-terrace house situated in this convenient location, well served by village amenities and just a short drive from the centre of Harrogate.

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This super property provides generous accommodation comprising a large reception room with kitchen, two good-sized bedrooms and modern bathroom.

The property is located in the heart of the popular village of Killinghall, well served by excellent village amenities including a primary school and nearby convenience store and just a few minutes' drive from the centre of Harrogate. Offered for sale with no onward chain.







## **GROUND FLOOR**

### **SITTING / DINING ROOM**

A large reception room with space for sitting and dining areas and fireplace and wood-burning stove.

### **KITCHEN**

With a range of modern fitted units with electric hob, integrated oven and space for appliances.

## **FIRST FLOOR**

### **BEDROOMS**

There are two good-sized bedrooms on the first floor.

### **BATHROOM**

A modern white suite comprising WC, washbasin, free-standing bath and large walk-in shower.

### **OUTSIDE**

There is a communal courtyard to the rear which provides parking. A timber shed provides storage space.

### **AGENT'S NOTE**

The property is freehold. One of the bedrooms has a flying freehold over the neighbouring property.

**Tenure** - Flying Freehold

**Council Tax Band** - B







Total Area: 77.3 m<sup>2</sup> ... 832 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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