



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.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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| Energy Efficiency Rating                         |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs      |   |                         |           |
| (92+)  | A |                         |           |
| (81-91)  | B |                         | 88        |
| (69-80)  | C |                         |           |
| (55-68)  | D | 67                      |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| Not energy efficient - higher running costs      |   |                         |           |
| England & Wales                                  |   | EU Directive 2002/91/EC |           |
| <a href="http://www.epc4u.com">www.epc4u.com</a> |   |                         |           |