



26 Ribblehead Road, Harrogate, North Yorkshire, HG3 2GW

£389,950

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

Built in 2020, this superb home is appointed to a high standard and features a stunning open-plan dining kitchen, separate utility room, downstairs WC and a spacious sitting room. Upstairs, there are four well-proportioned bedrooms including a master bedroom with en-suite shower room and a modern house bathroom.

A driveway provides off-road parking and leads to a single garage. To the rear, there is a good-sized and attractive garden. The property is sold with the remainder of a 10-year guarantee and occupies a delightful position surrounded by beautiful countryside yet is just a short drive from Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with window to the front enjoying an open outlook.

DINING KITCHEN

With space for a dining area and glazed doors leading to the garden. The kitchen comprises a range of fitted wall and base units with gas hob, oven and space for appliances.

UTILITY ROOM

With fitted units and worktop. Space and plumbing for a washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four good sized bedrooms on the first floor, including the main bedroom which benefits from an en-suite.

EN-SUITE SHOWER ROOM

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

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

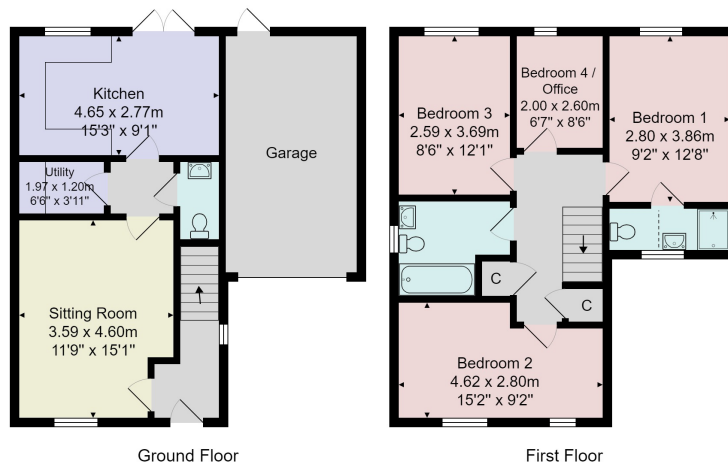
OUTSIDE

A driveway provides parking and leads to a single garage with light and power. To the rear there is a good-sized and attractive garden with lawn, patio, planted borders and a raised deck seating area. External water tap.

Tenure - Freehold

Council Tax Band - E





Total Area: 116.0 m² ... 1248 ft²
 All measurements are approximate and for display purposes only.
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