



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

**£350,000**

Offers Over

## 6 Ribblehead Road, Harrogate, North Yorkshire, HG3 2GW

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An immaculately presented modern four-bedroom semi-detached family home.

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This modern property is appointed to a high specification and features a large reception room, together with a stunning open-plan dining kitchen and cloakroom. Over the upper floors there are four bedrooms, a modern bathroom and en-suite shower room. There is a drive which provides parking and leads to a single garage and there is an attractive garden with lawn and patio.

Set within the ever-popular King Edwin Park development on the edge of Harrogate, the property offers the advantages of semi-rural living yet within a short drive away from all of the town's amenities.







## **GROUND FLOOR**

### **ENTRANCE HALL**

With store cupboard.

### **CLOAKROOM / WC**

### **SITTING ROOM**

A spacious reception room with glazed doors overlooking the garden.

### **KITCHEN**

With dining area, tiled flooring and window to the front. A stylish fitted kitchen with a range of wall and base units, quartz worktop with gas hob, oven, integrated dishwasher, washing machine, fridge and freezer.

## **FIRST FLOOR**

### **BEDROOMS**

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

### **BATHROOM**

A modern family house bathroom with WC, washbasin, and bath with shower above. Tiled walls and floor.

## **SECOND FLOOR**

The second floor accommodates the master bedroom with en-suite shower room and eaves storage.

### **EN-SUITE SHOWER ROOM**

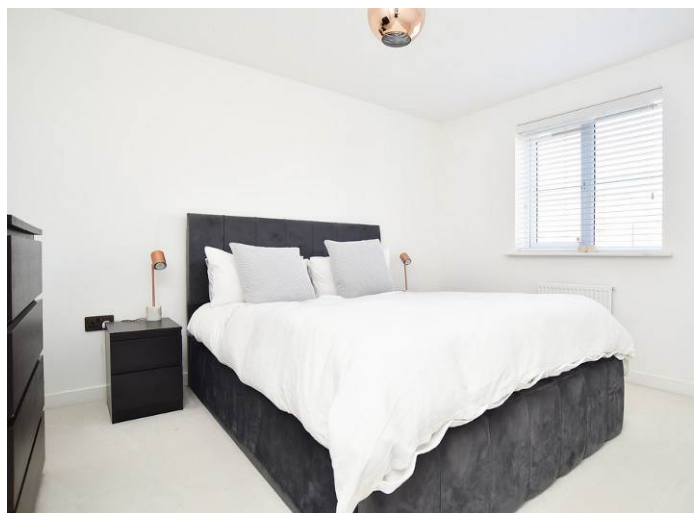
With WC, washbasin and double-sized shower. Tiled walls and floor.

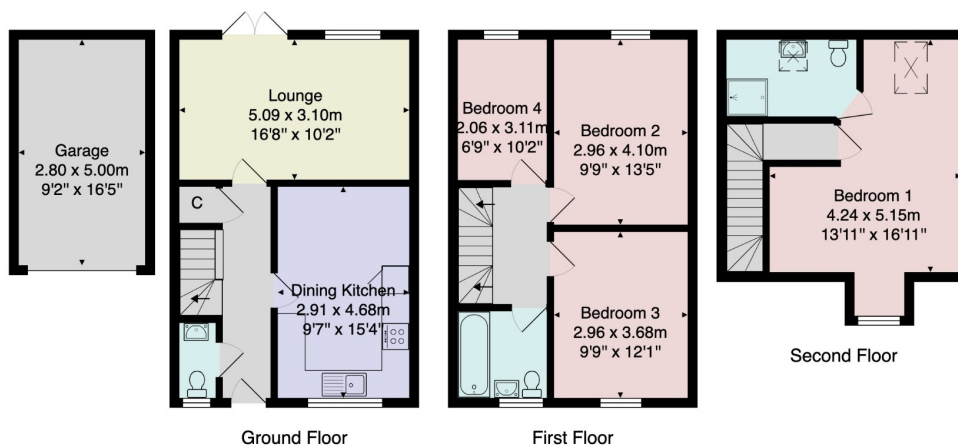
### **OUTSIDE**

A driveway with electric car charging point provides parking and leads to a single garage with power and storage above. Attractive rear garden with lawn, planted borders and patio.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 122.7 m<sup>2</sup> ... 1320 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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