



Ripon Road, Killinghall, Harrogate, HG3 2DG

- FOR SALE VIA TRADITIONAL AUCTION - CALL TO ENQUIRE
- Five bedroom, two bathrooms, two reception rooms
- Double detached garage
- Prime for modernisation
- Register your interest on [Hunters.com/Auction](https://www.hunters.com/auction)
- Characterful semi-detached property
- Substantial gardens
- Scope to develop land subject to planning consents
- Driveway parking
- Council Tax: F

By Auction £510,000



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DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £510,000 *
BIDDING OPENS SOON * FOR BIDDING AND LEGAL INFORMATION
PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions) * FEES APPLY *

This stunning semi-detached, period property is now available to view. With five bedrooms, two reception rooms, two bathrooms and a cellar, the property is a spacious family home prime for modernisation. Oozing charm, the property also features extensive gardens prime for development subject to correct planning consents. Located in the popular village of Killinghall with local amenities close by, good bus routes and well regarded schools close by.

With original character features throughout including fireplaces and cornices, the property briefly comprises: Entrance into internal porch way and door through to the hallway with doors to the two reception rooms, a few steps down to the kitchen with separate utility. Stairs rise to the three first floor bedrooms, one of which features an en-suite bathroom, a further shower room and separate W.C. The second floor features two further double bedrooms.

Outside to the front, steps up to the pathway lead to the front door with flowering beds either side and driveway providing off-street parking. To the rear, substantial gardens with potential for development subject to planning consents. The property features external buildings to include a detached double garage and external W.C. and storerooms attached to the main building.

The property offers enormous scope to transform into a stunning family home, or as an investment and opportunity to develop further with endless possibilities. To view, please call to arrange an appointment. Interested parties are encouraged to register their interest via the [Hunters.com/auctions](https://www.hunters.com/auctions) website. Once the auction pack is available an auction date will be set, and bids/ offers are welcome.



EPC

This property produces 12.0 tonnes of CO2
Energy rated: E

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: F



