



Ripon Road, Killinghall, Harrogate, HG3 2DG

- FOR SALE VIA TRADITIONAL AUCTION - BIDDING CLOSES 30 AUGUST AT 2PM
- Five bedroom, two bathrooms, two reception rooms
- Double detached garage
- Prime for modernisation
- Register your interest on [Hunters.com/Auktion](https://www.hunters.com/auktion)
- Characterful semi-detached property
- Substantial gardens
- Scope to develop land subject to planning consents
- Driveway parking
- Council Tax: F

By Auction £460,000



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DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £460,000 *
BIDDING CLOSSES 30 AUGUST 2PM * 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



9 Ripon Road, Killinghall, Harrogate, HG3 2DG
 Approximate Gross Internal Area
 Main House = 242 Sq M/2606 Sq Ft
 Double Garage = 36 Sq M/388 Sq Ft
 WC/Store = 7 Sq M/75 Sq Ft
 Total = 285 Sq M/3069 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

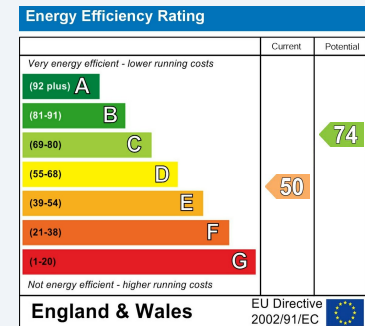
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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