



Ribblehead Road, Harrogate, HG3 2HD

- Detached four bedroom home located on Ribblehead Road
- Main bedroom features a private en suite bathroom
- Open plan kitchen and dining area, perfect for everyday living and hosting
- Garage offering additional storage
- Surrounded by beautiful countryside walks
- Three spacious double bedrooms and one generously sized single bedroom
- Bright and welcoming reception room ideal for relaxation or entertaining
- Driveway providing convenient off-road parking
- Private rear garden – perfect for outdoor dining, barbecues, or relaxing
- Council Tax Band E



Guide Price £415,000

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DESCRIPTION

Located on Ribblehead Road, this delightful detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, including three spacious double rooms and a single bedroom, this property is ideal for families or those seeking extra space. The main bedroom is particularly appealing, featuring an en suite bathroom that adds a touch of luxury to your daily routine.

The house boasts of an inviting reception room, providing ample space for relaxation and entertaining guests. Whether you prefer a cosy evening in or hosting gatherings, these versatile living areas cater to all your needs. The open plan kitchen, diner also adds a touch of convenience for every day life.

For those who value off-road parking, the driveway offers a convenient solution, while the garage provides additional storage space for your belongings. The private rear garden is a lovely outdoor retreat, perfect for enjoying sunny days or hosting barbecues with family and friends.

This property is not just a house; it is a home that promises comfort and a welcoming atmosphere. With its desirable location in Harrogate, you will find yourself close to local amenities, schools, and beautiful countryside walks. This is an opportunity not to be missed for anyone looking to settle in a vibrant community.



EPC

Energy rating B

This property produces 1.8 tonnes of CO2

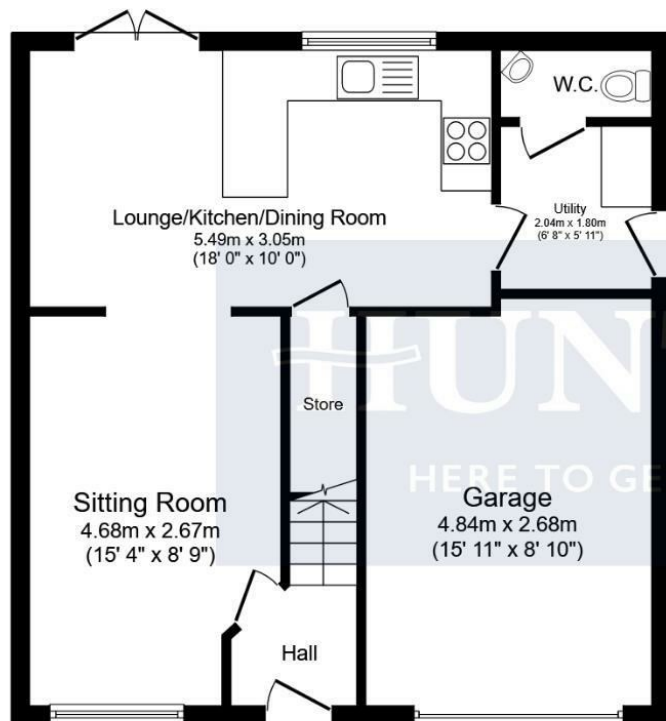
Material Information - Harrogate

Tenure Type: Freehold

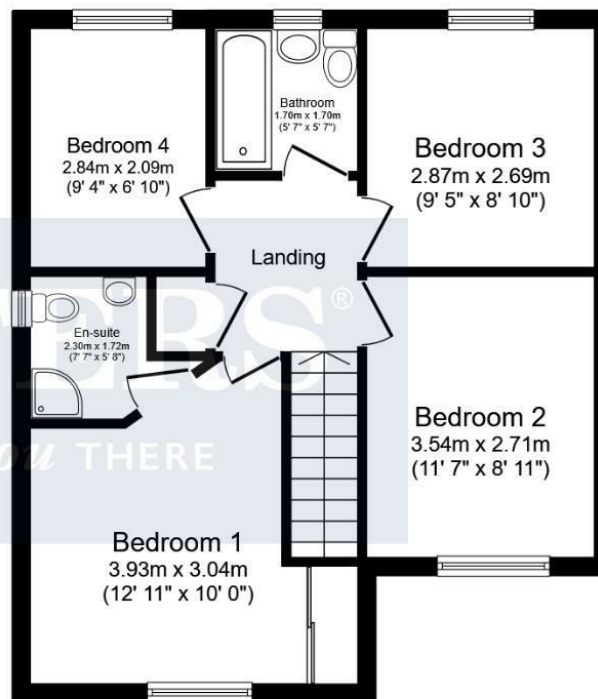
Council Tax Banding: E



63 Ribbleshead Road, Harrogate, HG3 2HD



Ground Floor
Floor area 57.5 sq.m. (619 sq.ft.)



First Floor
Floor area 47.9 sq.m. (516 sq.ft.)

Total floor area: 105.4 sq.m. (1,135 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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