



RIPON ROAD

£525,000



ANDREW HILL

# Ripon Road

25 Ripon Road, Killinghall, Harrogate, North Yorkshire, HG3 2DG

A gorgeous stone built family sized house with 4 bedrooms, revealing a deceptively spacious and comprehensively upgraded interior of character, featuring a superb open plan dining kitchen.

Providing about 1,500 square feet of accommodation, this individual home, attached at the rear, includes an entrance hall, cloakroom/W.C., sitting room, a recently created open plan kitchen/diner with central island and industrial style doors to the courtyard, 4 good sized bedrooms and a stylish bathroom.

An imaginatively planned and well stocked front garden. Charming courtyard garden at the side, south facing for the sun, with stone paving, borders and ornamental pond.

Single garage at the rear with adjoining parking spaces.

The property is set back from the road behind a beautifully planted and lawned garden within the heart of this popular and superbly located village which is only a short drive from Harrogate.

A fabulous family home, tastefully appointed throughout and warranting an internal viewing to be appreciated.

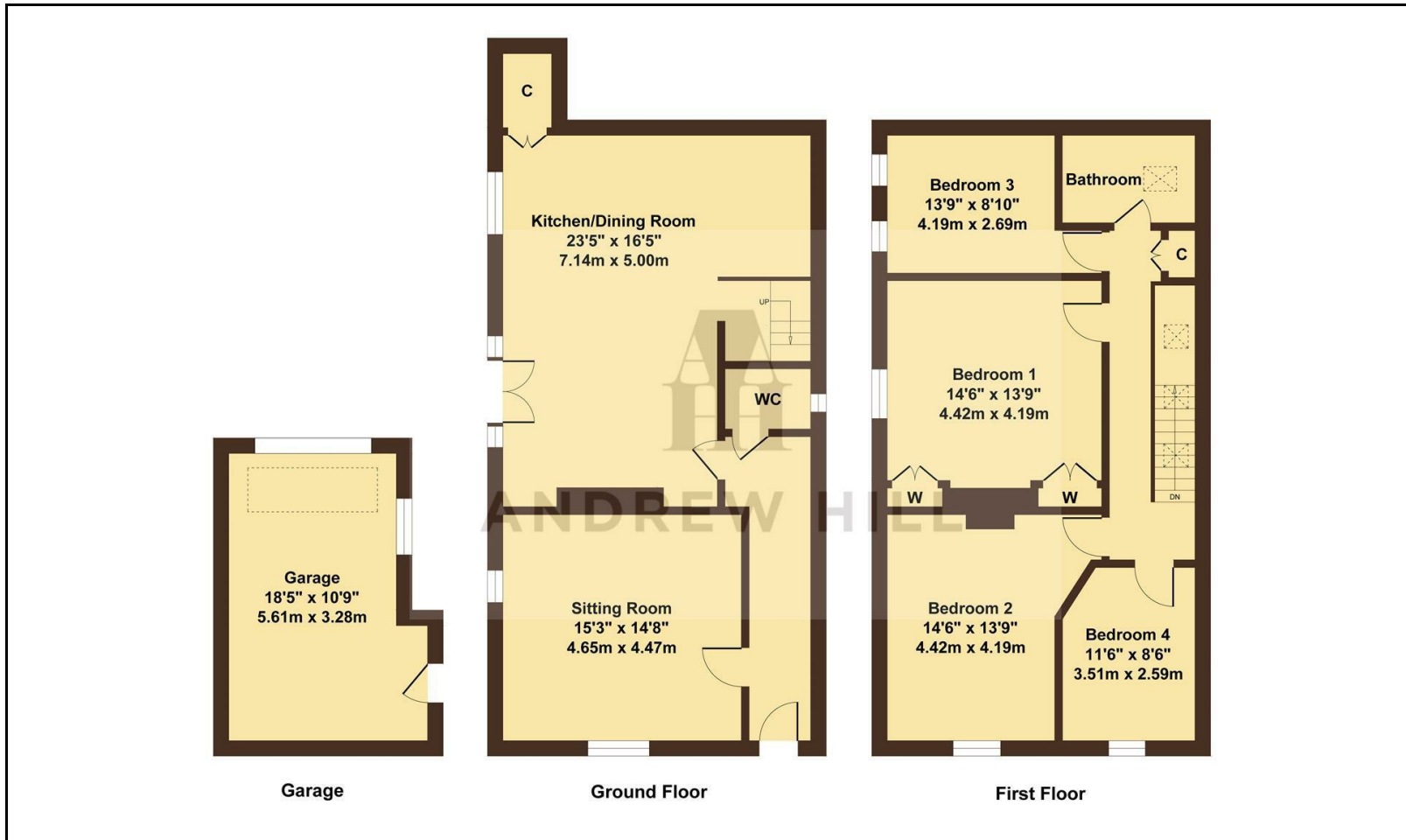




- Fabulous Stone Bullt "Cottage"
- Stylish Bathroom
- Tastefully Presented Throughout
- Internal Viewing Essential

- 4 Good Sized Bedrooms
- Beautiful Well Stocked Garden
- Highly Popuar Village

- Superb Open Plan Dining Kitchen
- Garage and Parking
- Modernised but Retaining Lots of Character



Services

- Mains services connected.
- Gas fired central heating.
- Double glazing.
- Council tax band D.
- EPC rating D.
- Approx 1500 Sq. Ft.

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