



74 Ripon Road, Killinghall

£260,000 Freehold

**VERITY
FREARSON**

**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A three-bedroom semi-detached house situated in the heart of the popular village of Killinghall, a highly regarded location well served by a range of local amenities including a village shop, primary school and regular bus service, whilst being just a short drive from the fashionable spa town of Harrogate.

The property now offers buyers an excellent opportunity to update and modernise the accommodation to suit their own requirements. The house provides well-proportioned accommodation throughout and has the potential to create a superb family home in this desirable village setting. The property is offered with excellent scope for modernisation and improvement, allowing purchasers the opportunity to create a home tailored to their own tastes and requirements.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR

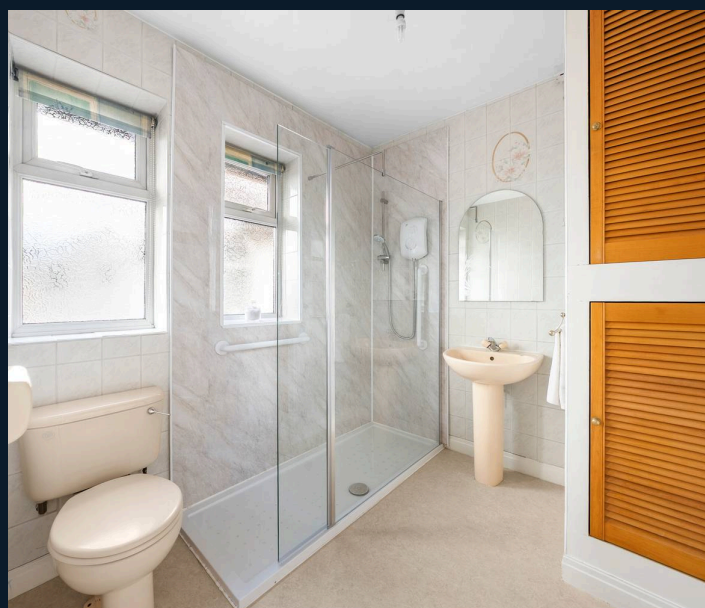
The ground-floor accommodation comprises a sitting room with bay window to the front elevation, providing a bright and spacious reception room. There is also a separate dining room offering an additional reception space, ideal for family dining and entertaining. The kitchen is fitted with a range of wall and base units and incorporates an electric hob, double oven and space for additional appliances.

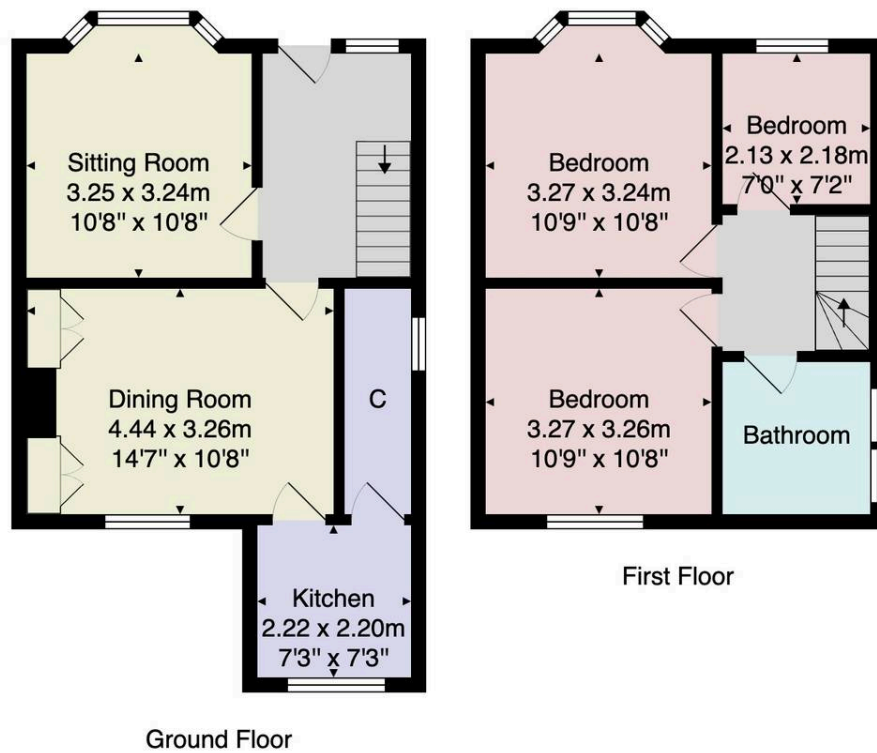
FIRST FLOOR

On the first floor there are three bedrooms, together with a shower room. The shower room is fitted with a washbasin, WC and large walk-in shower.

OUTSIDE

To the front of the property there is a garden with potential to create off-road parking, subject to obtaining the necessary permissions. There is a further garden to the rear together with a useful garden shed.





Total Area: 80.5 m² ... 867 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.