



**29 Ribblehead Road, Harrogate, North Yorkshire, HG3 2HD**

**£400,000**

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An attractive double-fronted detached family home offering four bedrooms and two bathrooms, occupying a particularly generous corner plot with a pleasant open outlook over the green.

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The property also benefits from off-street parking for two vehicles and has approximately seven years remaining on the new-build warranty.

The property is situated on a popular residential development on the outskirts of Harrogate, conveniently located close to the B6161 towards Killinghall. The position is ideal for family living, with Killinghall Country Park, local amenities, and schools nearby, together with excellent access to Harrogate town centre and the wider road network.





The accommodation is arranged over two floors and is well suited to modern family living. To the ground floor there is a well-proportioned sitting room positioned to the front of the property, enjoying attractive views across the green, together with a separate dining room/additional reception room, offering excellent flexibility for use as a formal dining room, home office, or playroom. A downstairs WC sits off the hallway.

To the rear of the property is a bright and contemporary open-plan kitchen/dining room, forming the heart of the home. The kitchen is fitted with a range of modern units with contrasting work surfaces and provides ample space for dining and everyday family life. Double doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor space. A separate utility room adjoins the kitchen and provides further storage and practicality.

To the first floor, a spacious landing provides access to all rooms. The principal bedroom is well proportioned and benefits from an en-suite shower room and a generous dressing room, which could be reinstated as a fourth bedroom if required. There is also a good-sized second double bedroom, a further single bedroom, and a modern family bathroom fitted with a bath and shower over.

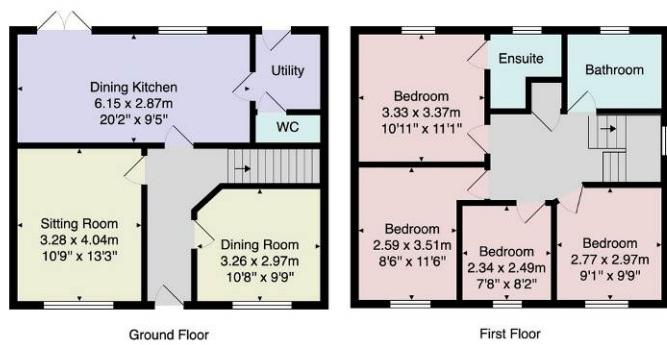
## OUTSIDE

Externally, the property enjoys a neatly maintained front garden, a generous side garden, and a west-facing rear garden laid to lawn with patio seating areas, providing excellent outdoor space and privacy throughout the day.

**Tenure** - Freehold

**Council Tax Band** - E

**EPC** - B



Total Area: 113.2 m<sup>2</sup> ... 1218 ft<sup>2</sup>

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