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HERE TO GET *you* THERE

Ripon Road, Killinghall, Harrogate, HG3 2DF

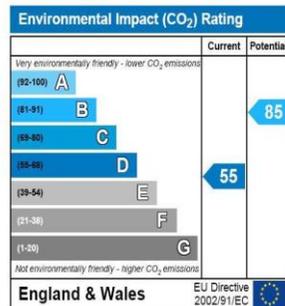
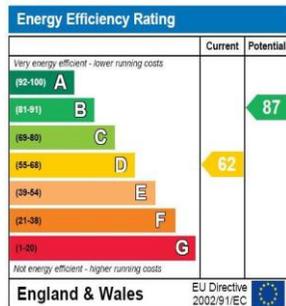
# Ripon Road, Killinghall, Harrogate, HG3 2DF

## Asking Price: £229,950

A particularly well proportioned, stone-built character cottage, situated in a particularly desirable village location with accommodation in excess of 900 square feet.

The internal rooms briefly comprise; entrance porch, lounge with attractive fire and archway through to dining room with doors to gardens, recently fitted kitchen with integrated appliances, two double bedrooms and a spacious bathroom. There is an attractive courtyard garden to the rear with outside brick store. Some modernisation is still required but the property offers excellent potential.

Viewing is strongly recommended to appreciate the location and potential on offer.



### ENERGY PERFORMANCE CERTIFICATE

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

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## **LOCATION**

**Ripon Road is situated in the popular village of Killinghall. The property is ideally placed for local amenities including shops, schools, bars, restaurants, sports and health facilities and also provides excellent road links out of Harrogate via the A59 onwards to York and Leeds and the A1M both North and South, making this an ideal base for travelling throughout the region.**

## **DIRECTIONS**

**Leave Harrogate town centre via Parliament Street and continue straight over at the traffic lights onto Ripon Road and proceed for approx 2 miles to Killinghall, 22 Ripon Road is found towards the centre of the village on the right-hand side, opposite the Methodist Chapel.**

## **UPVC DOUBLE GLAZED DOOR TO:**

### **ENTRANCE PORCH**

Obscure glazed door to:

### **LOUNGE**

*7.37m (24' 2") x 4.42m (14' 6")*

Double glazed bay window to front elevation, set ceiling with five wall light connections, brick built fire surround with inset living flame gas fire, TV point, phone point, stairs to first floor, door to under stairs cupboard, archway to:

### **DINING ROOM**

*2.64m (8' 8") x 2.13m (7' 0")*

Double glazed door and full height window to rear gardens, set ceiling with light point, door to:

## **KITCHEN**

*4.17m (13' 8") x 3.51m (11' 6") Max*

Comprises modern base units and drawers under working surfaces with inset four burner gas hob with cooker hood over and double electric oven under, inset single bowl stainless steel sink, tiled splash backs to complimentary eye level storage units, space & plumbing for washing machine, space for tall fridge/freezer, double radiator, double glazed window to rear elevation, return double doors to lounge.

## **LANDING**

Set ceiling with light point, single radiator, double glazed window to side elevation, door to:

## **BEDROOM ONE**

*4.42m (14' 6") x 3.91m (12' 10")*

Double glazed window to front elevation, set ceiling with light point, fitted wardrobes with hanging space and shelving, single radiator.

## **BEDROOM TWO**

*3.40m (11' 2") x 2.24m (7' 4")*

Double glazed window to rear elevation, set ceiling with light point, single radiator, fitted wardrobe with hanging space and shelving.

## **BATHROOM**

Pastel coloured suite comprising, panelled bath with grab handles, low level WC, pedestal wash hand basin, obscure double glazed window to side & rear elevations, fitted storage cupboards, ceramic tiled floor, set ceiling with light point, double radiator.

## **OUTSIDE**

Small garden to front, to the rear the gardens are primarily laid to paving with retaining shrub and flower borders, there is a secure stone built shed/store attached to the property which also houses the gas fired boiler.

## **VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01423 536222

## **OPENING HOURS:**

Monday, Tuesday, Wednesday, Friday: 09:00 - 17:30

Thursday: 09:30 - 17:30

Saturday: 09:00 - 16:00

Sunday: 11.00 - 14.00

## **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.

## **DISCLAIMER**

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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 553 SQ.FT.  
(51.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1003 SQ.FT. (93.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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