



Ripon Road, Killinghall, Harrogate, HG3 2DH

- NO ONWARD CHAIN
- Ideal opportunity for first-time buyers
- Open plan kitchen, diner, and lounge
- Excellent access to transport links
- Early viewing highly recommended
- Ground floor flat located on Ripon Road
- Two spacious double bedrooms
- Conveniently close to local amenities
- Parking available to the rear of the property
- Council Tax Band C

Guide Price £150,000

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DESCRIPTION

NO ONWARD CHAIN. Located on Ripon Road, this ground floor flat presents an excellent opportunity for first-time buyers. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The well-designed open plan kitchen, diner, and lounge create a welcoming space, perfect for entertaining guests or enjoying quiet evenings at home.

Convenience is key, as this apartment is situated close to local amenities and transport links, ensuring that everything you need is just a stone's throw away. Additionally, the property features parking at the back, offering practicality and ease for residents.

This flat is not only a comfortable living space but also a fantastic investment in a desirable area. With its blend of modern living and accessibility, it is an ideal choice for those looking to step onto the property ladder. Don't miss the chance to make this charming apartment your new home.

EPC

Energy rating C

This property produces 3.1 tonnes of CO2

Material Information - Harrogate

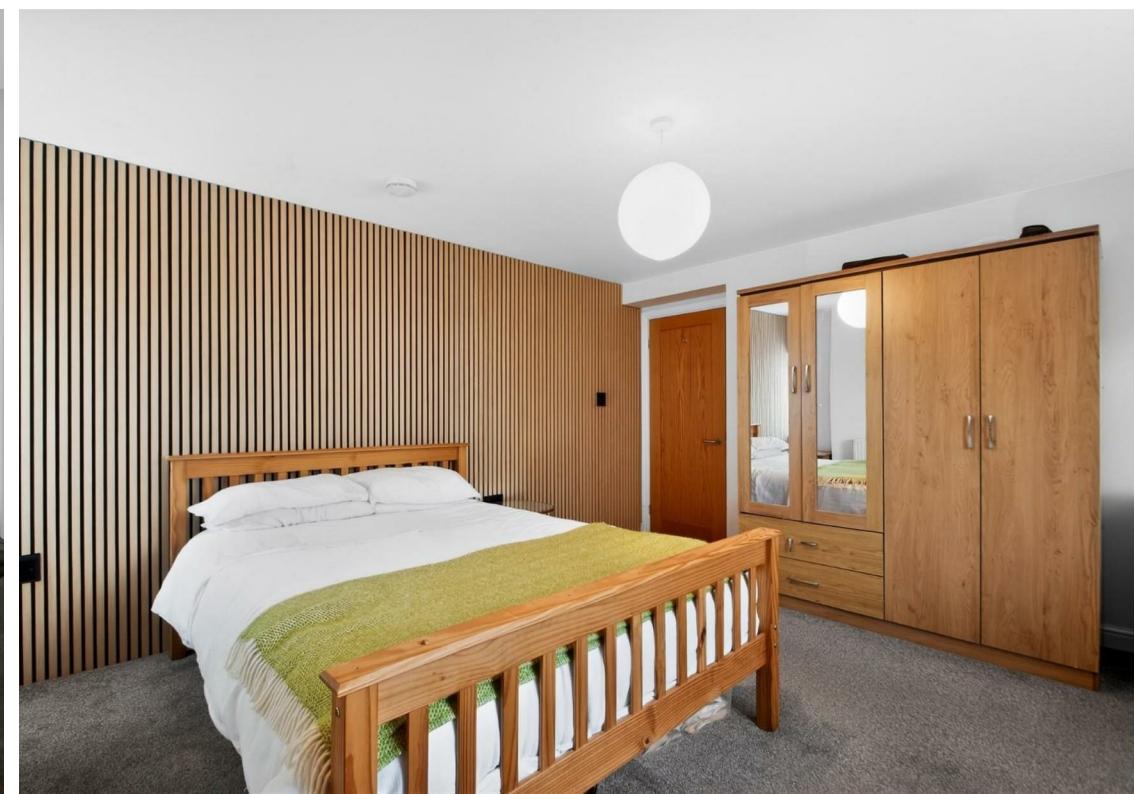
Tenure Type: Leasehold

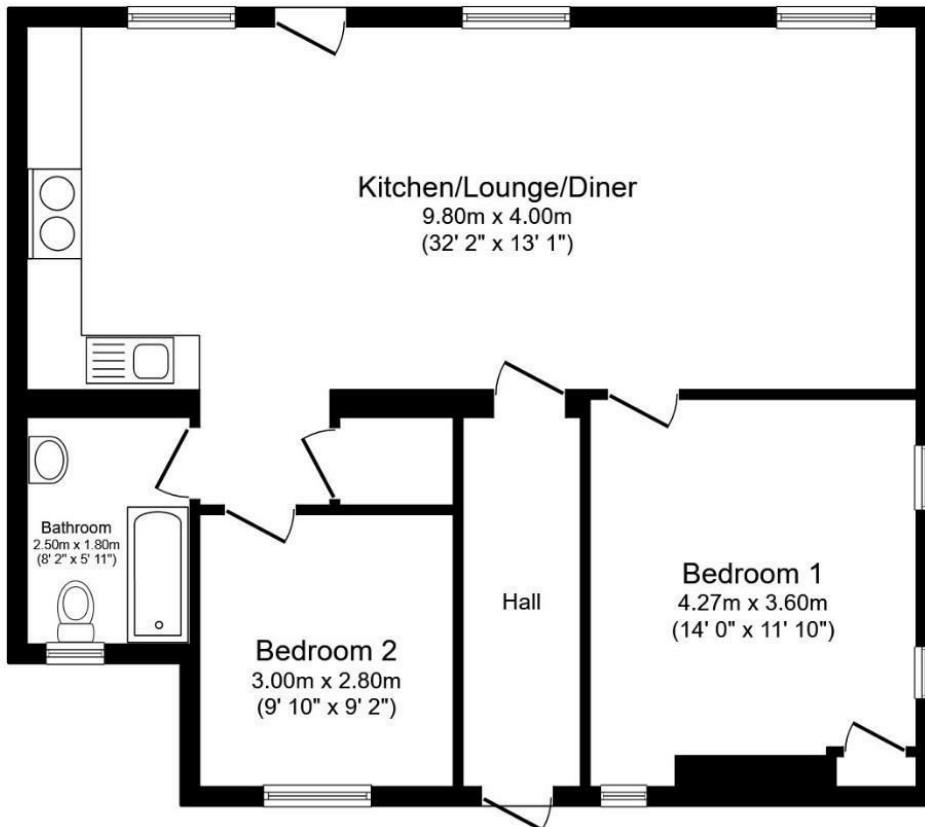
Leasehold Years remaining on lease: 990

Leasehold Service Charge Amount as and when required

Council Tax Banding: C







Total floor area 79.0 sq.m. (851 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

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		
(81-91)	B		
(69-80)	C		79
(55-68)	D	72	
(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.