



## Ripon Road, Harrogate, HG1 2JL

- NO ONWARD CHAIN
- Duchy area of Harrogate
- Two double bedrooms
- South-facing patio & storage
- Generous rooms throughout
- South-facing reception room
- Modern throughout
- En suite to main bedroom
- Utility room with separate WC
- Council Tax Band A

**Guide Price £325,000**



# Ripon Road, Harrogate, HG1 2JL

## DESCRIPTION

Located in the Duchy area of Harrogate, this first floor apartment on Ripon Road is offered to the market with no onward chain.

The property comprises a good-sized, south-facing reception room with plenty of natural light, along with a modern kitchen with built-in appliances. A separate dining space, enhanced by a Atrium sky skylight. There is also a utility room with a separate wc. Separate family bathroom.

There are two double bedrooms, both with built-in wardrobes, with the main bedroom also benefiting from an en suite. The property is well maintained throughout with a modern finish.

Externally, there is a south-facing patio providing private outdoor space, along with an external cupboard for additional storage. The building itself consists of just one other apartment below.

The Duchy is a well-regarded residential area, within walking distance of Harrogate town centre and its range of shops, restaurants and amenities.

Overall, the property would suit a range of buyers, including first-time buyers, downsizers, or investors looking for a straightforward purchase in a convenient location.

EPC

Energy rating D

This property produces 4.5 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 955

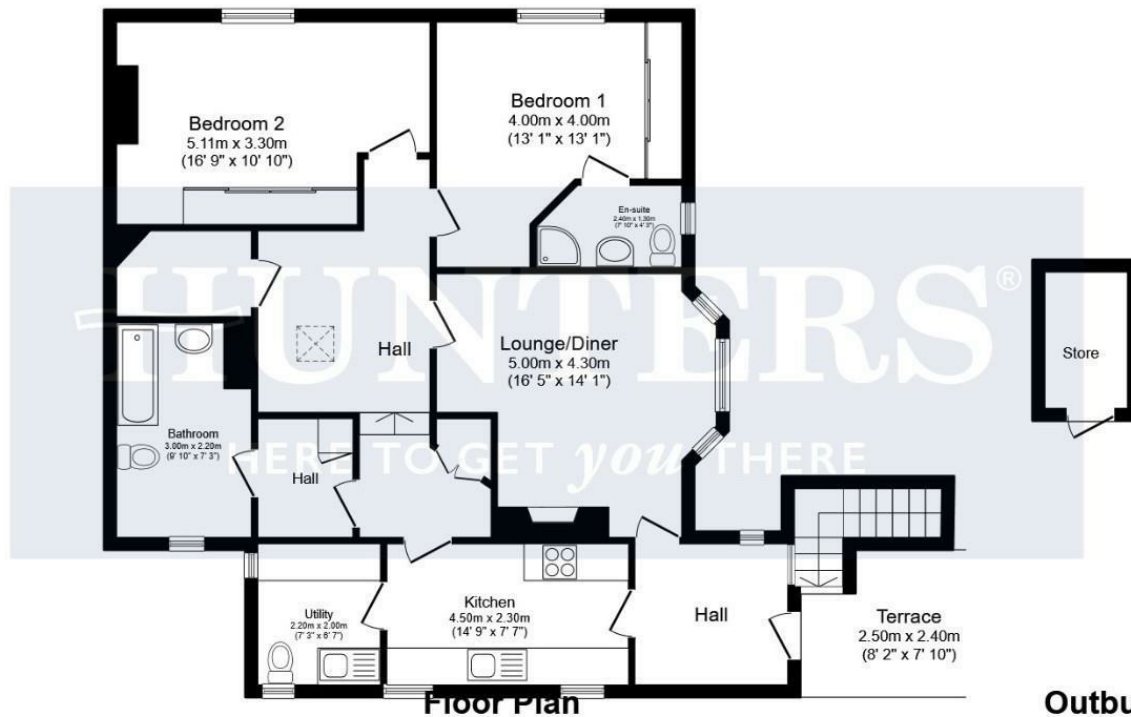
Leasehold Annual Service Charge Amount £

Leasehold Ground Rent Amount £

Council Tax Banding: A



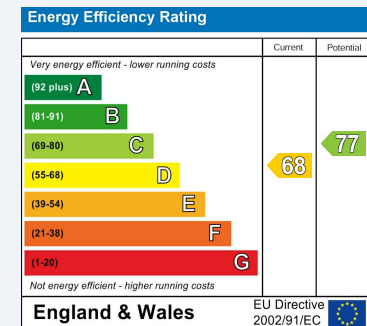




**Outbuilding**

## 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.



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.

Total floor area 104.8 sq.m. (1,128 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 propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto: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.



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