



## Ripon Road, Killingham, Harrogate, Yorkshire, HG3 2DH

- AVAILABLE TO THE MARKET CHAIN FREE
- Two Double Bedrooms
- Modern Bathroom
- Rear Courtyard
- Early viewing advised
- Recently modernised
- Utility room
- Additional first floor cloakroom
- Ideal for first time buyers and investors
- Council Tax Band C



**Offers Over £165,000**

# Ripon Road, Killinghall, Harrogate, Yorkshire, HG3 2DH

## DESCRIPTION

AVAILABLE TO THE MARKET CHAIN FREE. A mid terrace period cottage which has been extended to the rear, and recently renovated to provide a modern spacious feel throughout. Located in the popular village of Killinghall to the north side of Harrogate, with easy access into Harrogate Town Centre and with the convenience of local amenities close by. Travel links to Ripon, Harrogate and Leeds with a frequent bus service.

The property briefly comprises; Entrance hallway, living room with original features, well appointed kitchen with wall and base units, useful utility room, ground floor bathroom and rear internal porch. Stairs rise to the first floor to two bedrooms and an additional W.C. The property benefits from UPVC double glazing and gas central heating

To the rear is a small courtyard with space for outside seating and access into the property via the rear door. A perfect starter home or ideal as an investment.

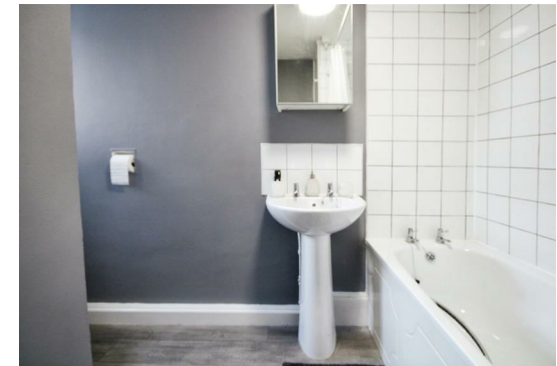
Please call Hunters Harrogate to a viewing

### EPC

This property produces 4.4 tonnes of CO<sub>2</sub>  
Energy rated: E

### Material Information

Tenure Type; Freehold  
Council Tax Banding; C

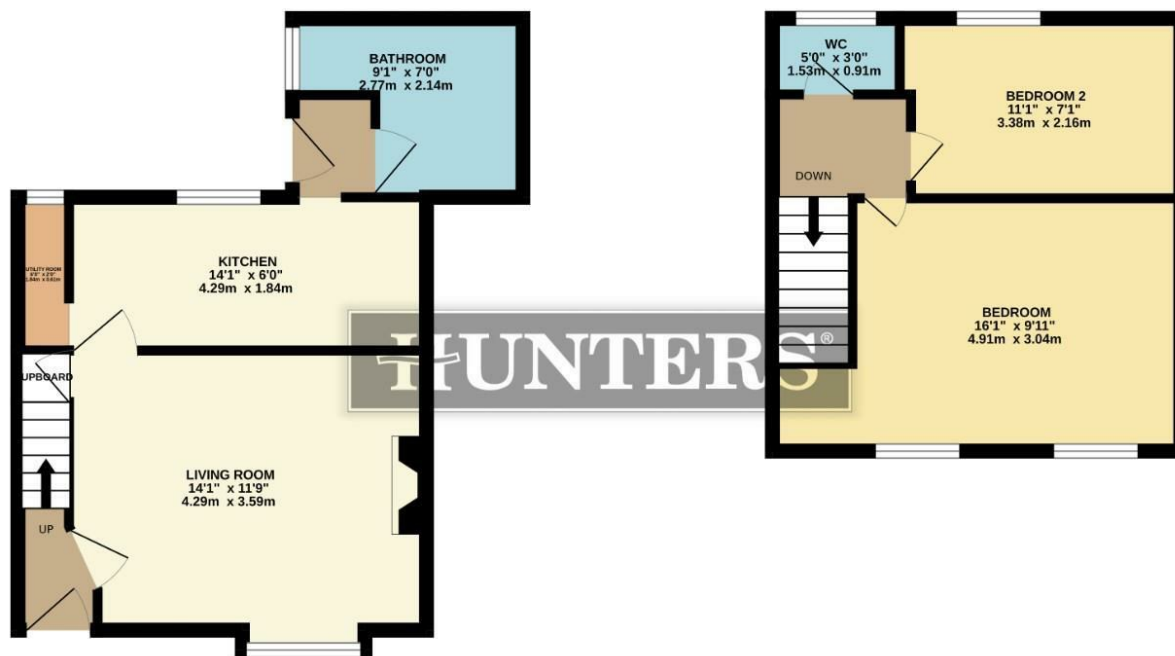






GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR  
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### Viewings

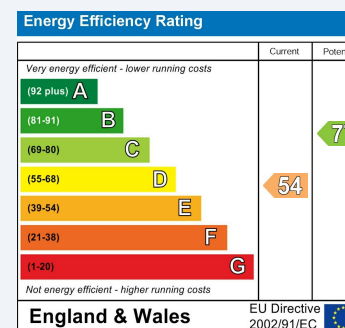
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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