



67 RIBBLEHEAD ROAD
Harrogate

Carter Jonas

67 RIBBLEHEAD ROAD, KING EDWIN PARK, HARROGATE, HG3 2HD

Harrogate town centre - 2½ miles

Leeds - 17 miles

York - 26 miles

A1(M) - 13 miles

Entrance hall · Through sitting room · Kitchen with an adjoining dining area · Utility room · Cloakroom
First floor landing · Principal bedroom with an en suite shower room · Two additional bedrooms · House bathroom · Garage · Ample additional parking on driveway · Enclosed lawned garden to the side with patio · Lovely position with an open outlook to the front
Balance of 10 year guarantee available

King Edwin Park is a new development by Persimmon Homes, which features a range of differing styles and sizes of properties and is situated 2½ miles to the west of Harrogate. Harrogate provides an excellent range of everyday facilities, a wide variety of schools for children of all ages as well as a well connected railway station which provides services to Leeds, York and neighbouring towns and villages. For the commuter, good road connections are available nearby which provide access to the north and west Yorkshire business centres.

67 Ribblehead Road is an appealing detached property which was newly built in 2021. It occupies a lovely south west facing position within the development, enjoying an open outlook to the front over an area of public space. The accommodation extends to just over 1,000 sqft (92 sqm) and includes an entrance hall, through sitting room with double doors leading to the garden, a fully fitted kitchen with an adjoining dining area, utility room and a cloakroom. On the first floor is a central landing, principal bedroom with an en suite shower room, two additional bedrooms and a house bathroom.

A GREAT OPPORTUNITY TO PURCHASE A RECENTLY CONSTRUCTED DETACHED PROPERTY PROVIDING WELL PRESENTED 3 BEDROOM ACCOMMODATION, WITH AN ENCLOSED GARDEN, GARAGE AND OFF STREET PARKING, ENJOYING AN OPEN OUTLOOK TO THE FRONT AND FORMING PART OF THIS EXCLUSIVE DEVELOPMENT BY PERMISSION HOMES.



Outside, there is an enclosed lawned garden to the side with a patio area. There is also a garage and a long tarmacadem drive providing off street parking for 2 or 3 vehicles.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

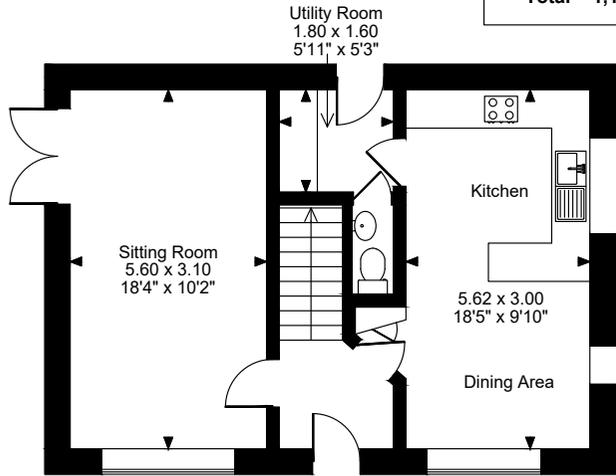
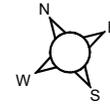
Services: We are advised that all mains services are installed. Central heating is provided by means of a gas fired boiler. The property also benefits from the balance of a 10 year warranty.

Viewings: Strictly by prior appointment through the selling agents - Carter Jonas - 01423 523423.

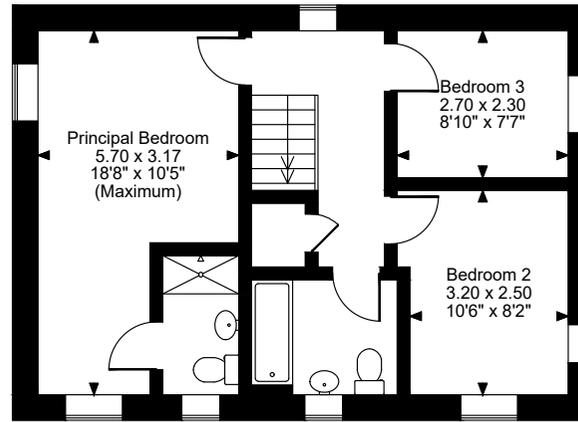
Directions - HG3 2HD: From the centre of Harrogate proceed down Montpellier Hill. At the roundabout at the bottom of the hill, take the third exit into Royal Parade. Shortly after the zebra crossing by the entrance to the Valley Gardens, turn left into Cornwall Road. At the small roundabout at the top of Cornwall Road turn right. Follow this road, passing the Queen Ethelburga's development on the right. A short distance further up, turn right into Ingleborough Drive. Ribblehead Road is the first turning on the right. The property is located down this road, on the left.



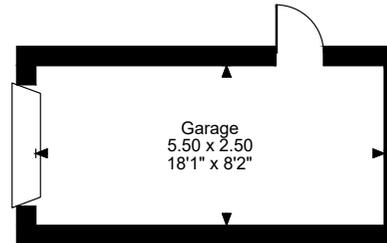
67 Ribblehead Road, Harrogate
Approximate Gross Internal Area
Main House = 1,003 sq ft / 93 sq m
Garage = 148 sq ft / 14 sq m
Total = 1,151 sq ft / 107 sq m



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

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IMPORTANT INFORMATION

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