

FOR SALE



Ripon Road, Killinghall

MARTIN&CO



Ripon Road, Killinghall

2 Bedrooms, Mid Terrace

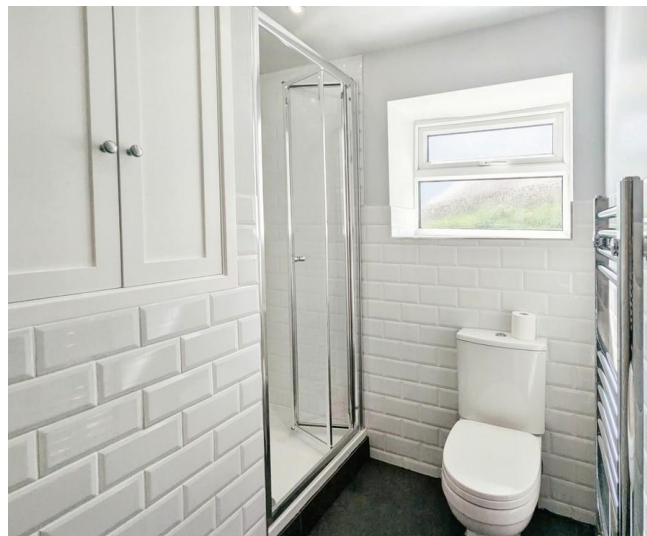
Offers In Region Of £200,000

- Offered for sale with no chain
- Renovated to a high standard
- Village Location
- Brand new fixtures & fittings
- Ideal for first time buyers
- Enclosed courtyard
- Tenure: Freehold
- Council tax band: B
- Estimated rental income: £950 PCM

Martin & co are delighted to offer to the market, with no onward chain, this charming two bedroomed mid terrace property situated on Ripon Road, Killinghall. This beautifully presented property would be ideal for both a first home and those looking to downsize.

The village of Killinghall is situated approximately 3 miles (5 km) north of Harrogate, Killinghall's position on the A61 links the village to Harrogate and Ripon. With a regular bus service between Ripon, Harrogate and Leeds. Killinghall benefits from a recently built convenience store, as well as a local primary school, church and doctors' surgery.

Having been recently renovated by the current owners to a fantastic standard, with brand new fixtures & fittings throughout this cottage is ready and waiting for its new owners to make it a home.



Upon entering the property, you will find the generously proportioned living room. Which has been tastefully decorated, offering the perfect balance of modern living whilst retaining its charm thanks to its original stone mantel, open fire and exposed beams.

Leading through to the kitchen, which has been fitted with a range of sleek grey units, built in oven, four ring induction hob & extractor, integrated washing machine, slimline dish washer and integrated fridge freezer making the most of the space on offer. External door accessing the enclosed rear courtyard.

Heading upstairs the fresh décor and newly fitted flooring continues throughout the two bedrooms with the main bedroom retaining its feature fireplace.

House bathroom with walk in shower, basin, WC & heated towel rail. With the addition of a handy

storage cupboard, housing the gas fired boiler.

To the rear, the courtyard has been securely enclosed. There is limited off street parking available on a first come first served basis.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		





Ripon Road, Killinghall, HG3 2DG

Total Area: 52.4 m² ... 565 ft²

All measurements are approximate and for display purposes only

Martin & Co Harrogate

5 Raglan Street • Harrogate • HG1 1LE
T: 01423565556 • E: harrogate@martinco.com

01423565556

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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