

**FOR SALE**



**Ripon Road, Killingshall, HG3 2DH**

**MARTIN&CO**



**Three-bedroom, mid-terrace  
Offered for sale via Modern Method of  
Auction**

**Starting Bid £190,000**

- **Fantastic potential**
- **Popular location**
- **Deceptively spacious**
- **Established garden**
- **Carport**
- **No onwards chain**
- **For Sale by Modern Auction**
- **T & C's apply**
- **Buyers' fees apply**
- **Subject to Reserve Price**



Offered for sale by Modern Method of Auction, with no further chain. This three-bedroom mid-terrace home, located in the popular village of Killinghall on the outskirts of Harrogate, presents a superb opportunity for buyers seeking a property with scope for modernisation and personalisation.

Killinghall is a charming North Yorkshire village that offers a strong sense of community alongside convenient access to the many attractions of nearby Harrogate. Local amenities include a village shop, reputable primary school, and easy transport links, while Harrogate's vibrant town centre is just a short drive away, offering a wealth of shopping, dining, and leisure facilities.

With generous room proportions and excellent potential throughout, this home is ideally suited to both couples and growing families looking to settle in a well-connected village setting.

This property benefits from numerous Photovoltaic and solar panels, providing an eco-friendly and cost-effective energy solution. The system is connected to a top tier, Feed-in Tariff (FiT) scheme. This not only helps reduce energy bills but also offers a potential additional income stream, making the home both environmentally and financially efficient.

The accommodation comprises a spacious kitchen diner at the rear of the property, enjoying views over the garden and benefiting from a useful understairs storage cupboard.

A separate living room with gas fire at its focal point, offers a cosy space for relaxation and entertaining.

Upstairs, you will find two well-proportioned double bedrooms along with a third, smaller bedroom that is ideal for younger members of the family or would make a perfect home office.

Currently used as a workshop/ craft studio, the loft space has been fully boarded, carpeted & decorated. With the addition of a Velux window, zone lighting and several electrical sockets, plenty of shelving and storage, it offers a flexible space with potential for a variety of uses. A great asset to this fantastic home.

Outside, the rear garden features a blend of lawn, patio area, small pond and mature shrubbery, creating a pleasant outdoor space to enjoy. There is also a handy carport with power, lighting and an outside tap. The lockable storage room offers further flexibility thanks to its multiple sockets and lighting. Please note there is a right of access through the garden for the neighbouring property.

This is an excellent opportunity to acquire a home with great potential in a desirable location. Viewings are highly recommended to fully appreciate what this property has to offer.

Further useful information about this fantastic property includes:

Tenure: Freehold

Council tax band: C

Utilities: serviced by mains electricity, gas and water services.

Heating: Full gas fired central heating system

Estimated rental income: £950PCM

Broadband availability: Full Fibre with estimated speeds up to 1,800 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas – Very Low Surface water- Very Low

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





Ripon Road, Killinghall

Total Area: 137.3 m<sup>2</sup> ... 1478 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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**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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