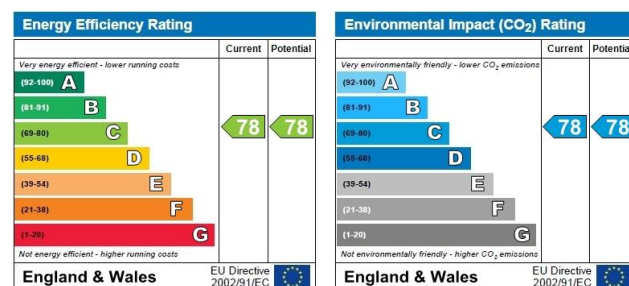


The floor plan shows a 3-bedroom house with the following rooms and dimensions:

- Bedroom 1:** 15'6" x 11'7" (4.72 x 3.53)
- Bedroom 2:** 15'5" x 12'3" (4.70 x 3.73)
- Bedroom 3:** 7'5" x 5'6" (2.26 x 1.68) - located in the ensuite.
- Living / Dining Room:** 16'0" x 14'11" (4.88 x 4.55)
- Kitchen:** 13'10" x 6'1" (4.22 x 1.85)
- Bathroom 1:** 7'10" x 7'3" (2.39 x 2.21)
- Ensuite:** 7'5" x 5'6" (2.26 x 1.68)

The plan includes an entrance labeled "IN" with an arrow pointing up. It also shows various fixtures such as beds, a bathtub, a toilet, a sink, and a stove. Arrows indicate the flow of traffic between rooms and the entrance.

Illustration for identification purposes only, measurements are approximate, not to scale.



Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Proceed up the Ripon Road, past the Majestic Hotel. Continue over the brow of the hill and down Ripon Road where 35 can be found prominently on the left hand side.

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

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Apartment 3, 35 Ripon Road is a stunning 2 bedroom apartment occupying the first floor of this handsome Victorian Villa, having been tastefully renovated in 2015 enjoying distant elevated views towards open countryside and with the advantage of two parking spaces behind electric gates.

With sealed unit double glazed sash windows and gas fired central heating the property comprises in brief. Communal entrance hall with telephone entry system, private first floor reception hall with storage cupboard, main living/dining room with windows enjoying leafy views. Double sliding doors leading to the fitted kitchen, taupe high gloss with integrated appliances and stone colour silestone work surfaces over. Porcelain tiled floors with underfloor heating. Master bedroom

with en-suite shower room with a heated towel rail. Bedroom two and a house bathroom with shower and a decorative feature wall. Outside behind electric gates are two allocated parking spaces for the apartment. Outdoor seating area.

Ripon Road leads directly into Harrogate's town centre which is only a few minutes walk or a short bus ride, and offers many attractions such as boutique shopping, an excellent range of restaurants and bars and the 200 acre Stray Parkland. The town is also renowned for it's reputable schools for all ages which are mostly within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
1 minutes by foot



Main Roads
A61 2 minutes
A1M 8.5 miles



Train
Harrogate 0.9 miles



Airport
Leeds Bradford 13.6 miles

Fixtures & fittings
All carpets, curtains, blinds and light fittings may be acquired by separate negotiation.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band C

Tenure
Leasehold