



Apartment 3, 35 Ripon Road, Harrogate, North Yorkshire, HG1 2JL

 1  2  2

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