



Accommodation

A newly refurbished ground floor apartment which has undergone a full programme of modernisation. The property has the benefit of gas fired central heating which is newly installed, Upvc sealed unit double glazing and a full rewire. The property has been modernised to current building regulations and so the energy efficiency is particularly good.

The property comprises of an impressive 32' sq ft open plan sitting room/dining room with kitchen. The kitchen is brand new and has fully integrated appliances including, fridge, freezer, washing machine, dishwasher, oven and hob.

The sitting room area has the attractive feature of an exposed stone wall and there are two double bedrooms and a stylish bathroom.

Situated to the rear of the building, conveyed with this apartment is a gravelled parking area.

The apartment is situated on the Ripon Road in the centre of Killinghall. The village is conveniently placed only a short distance from Harrogate's town centre with the village supporting a medical centre, primary school and public houses. There is a regular bus service which runs from Ripon to Leeds.

Directions

Leaving Harrogate via the A61 Ripon Road, proceed in to the village of Killinghall where the property will be seen on your right hand side, immediately adjacent to the pedestrian lights.

Services

All mains services are connected to the property.

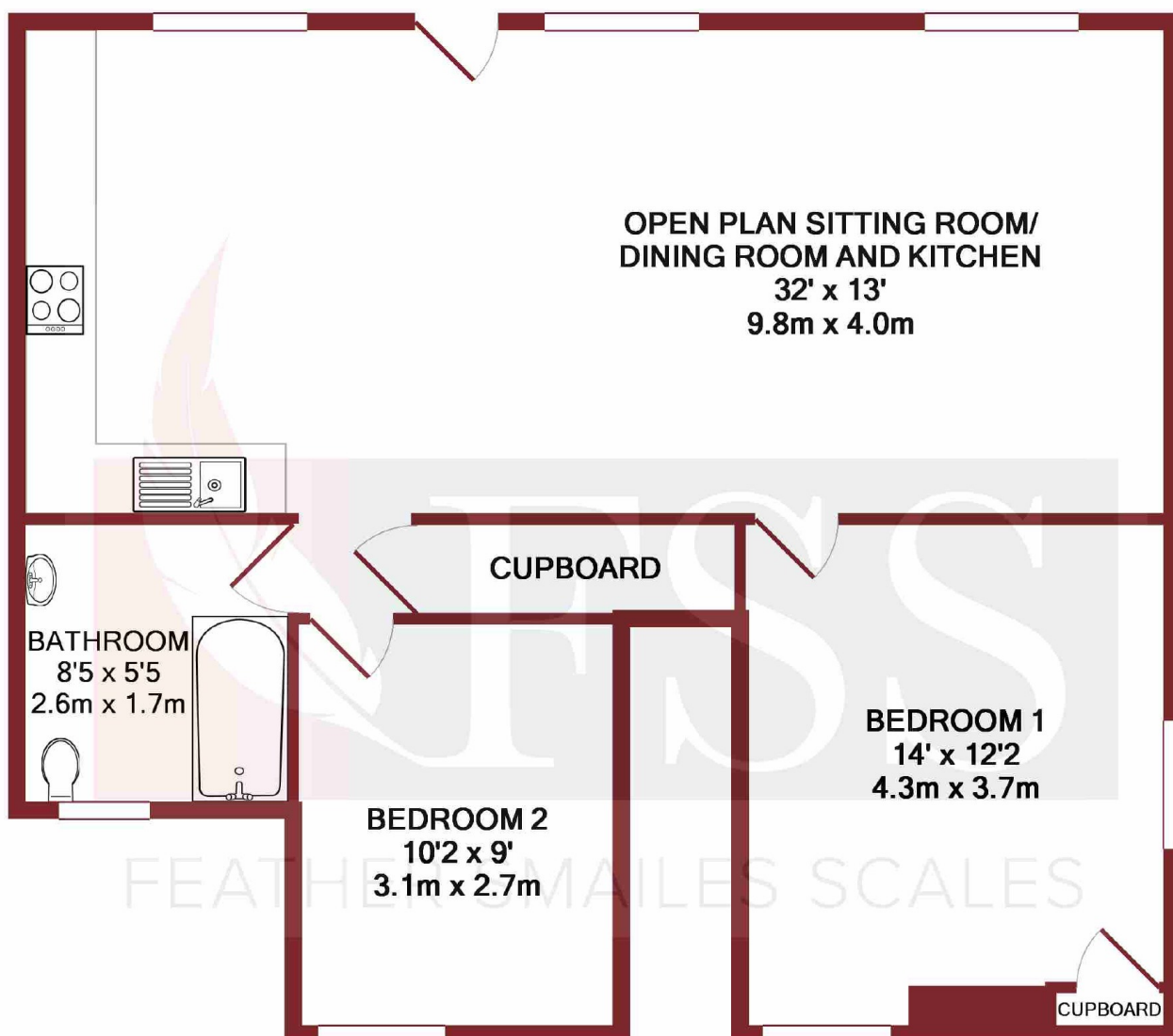
Tenure

Leasehold. New lease of 999 years with a 50% share of the freehold.

Tax Band

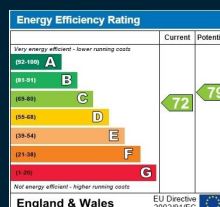
Tax Band C.





TOTAL APPROX. FLOOR AREA 833 SQ.FT. (77.4 SQ.M.)
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01423 501 211

www.fssproperty.co.uk
info@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE