



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

Proceed out of Harrogate down Parliament St and up Ripon Road. Pass the Majestic Hotel, continuing down Ripon Road where the property is easily found on the right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers In Excess Of £250,000

50 Ripon Road, Harrogate, HG1 2JJ

2 Bedroom Bungalow -
Detached

A rare opportunity to acquire a two bedroomed detached bungalow which requires updating and modernisation located in a convenient near town centre position on a bus route. No chain involved.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With warm air gas fired heating and replacement windows the property briefly comprises; Reception hall, lounge, dining kitchen, two double bedrooms and a house bathroom.

Outside there are enclosed gardens with an attached single garage.

The property is positioned in a convenient location close to town centre amenities.

This rare opportunity provides an ideal project for those looking to upgrade the existing accommodation and subject the necessary consents potentially increasing the living space.

