

Lot 238

Flat 2, Kell Grange, Ripon Road,  
Pateley Bridge, Harrogate, HG3 5NJ

Upon  
Instruction of  Countrywide



All enquiries Ref: Meghan Mamo



### ■ Freehold ground floor flat

#### Location:

The property is located on Ripon Road (B6265). Shopping amenities are available locally within Pateley with a further range of shops, bars and restaurants found within Harrogate Town Centre lying to the south east. Public transport links are provided by a network of local bus services serving the surrounding areas. The property is served by road links including the A61 and the A1 (M) both located to the east. Recreational pursuits are available locally.

#### Accommodation:

Two bedrooms, reception room, kitchen/diner, bathroom/wc

#### EPC Rating: E

#### Council Tax Band: C

#### To view:

By arrangement with the auctioneers.