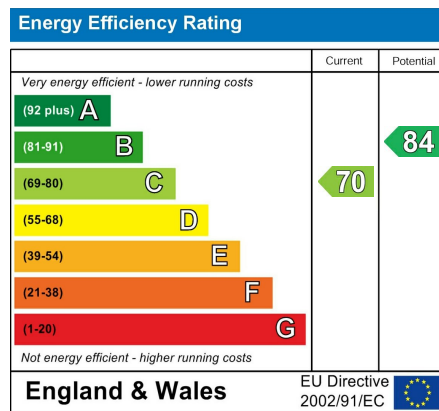


Floor Plan



Energy Performance Certificate



Directions

Proceed along Otley Road towards Killinghall. With the primary school on your left the property is located shortly thereafter clearly marked by a Hopkinsons for sale board.

Council Tax Band Tenure

**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.



£360,000

54 Otley Road, Killinghall, Harrogate, HG3 2DW

3 Bedroom House - Semi-Detached

**A well presented three bed roomed semi detached family home which has been extended to the rear offering spacious living accommodation and benefitting from a superb location in the ever popular village of Killinghall.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

With gas fired central heating and double glazing the living accommodation comprises; a wide entrance hall, downstairs w/c, lounge with bay window, open plan dining kitchen with a central island, large bi folding doors out onto the patio and rear garden. The kitchen includes gas hob with extractor and electric oven, integrated appliances including fridge, freezer, dishwasher and washing machine and a cupboard which houses the gas central heating boiler.

On the first floor the landing leads to the Master bedroom, second double bedroom, a good sized third bedroom and a modern house bathroom with modern white suite, shower over the bath, w/c and hand basin.

Outside to the front of the property is a driveway offering off street parking for multiple vehicles in tandem and there is a lawn area with a hedge creating privacy for the property. To the rear is a good size lawned garden, large patio area with a purpose built bar creating a perfect entertaining space. To the side of the bar there is a useful storage cupboard.

Situated in the popular village of Killinghall benefits from a shop, church, primary school, cricket club, and a regular bus service between Harrogate and Ripon.

