



7 Primrose Close, Killinghall, Harrogate, North Yorkshire, HG3 2WQ

£330,000

## 7 Primrose Close, Killinghall, Harrogate, North Yorkshire, HG3 2WQ

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A well-presented three-bedroom semi-detached house offering spacious accommodation, situated in this delightful position at the end of a quiet cul-de-sac overlooking the adjoining woodland.

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This excellent property provides generous living accommodation comprising sitting room, dining kitchen and conservatory extension. There is also a downstairs WC, three bedrooms, a bathroom and modern en-suite shower room. The property occupies a particularly generous plot and has generous parking to the front of the property, and to the rear there is an attractive garden with lawn and private aspect over the adjoining woodland.

The property is situated in a quiet yet convenient location, well served by nearby local amenities, beautiful open countryside and is just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with fireplace and living-flame gas fire.

### **DINING KITCHEN**

With dining area and glazed doors leading to a conservatory. The kitchen comprises a range of fitted wall and base units with gas hob, integrated oven and space for appliances.

### **CONSERVATORY**

Providing a further sitting area with windows and glazed doors overlooking the garden.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR BEDROOMS**

There are three bedrooms on the first floor, including the master bedroom which is a double bedroom, fitted wardrobes and en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A modern white, newly fitted suite comprising WC, washbasin set within a vanity unit, and shower. Heated towel rail.

### **BATHROOM**

A white suite rise in WC, washbasin and bath.

### **OUTSIDE**

The property is situated at the end of a quiet cul-de-sac and has a large plot with front garden and parking for at least two vehicles. To the rear there is an attractive and good-sized garden with lawn, patio and shed, enjoying a private aspect to the rear over the adjoining woodland.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 91.2 m<sup>2</sup> ... 982 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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