



18 Thomas Drive, Killinghall, Harrogate, North Yorkshire, HG3 2FA

£340,000

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A beautifully presented three-bedroom detached modern property with attractive garden, driveway and garage situated in a delightful position with an attractive outlook over the adjoining wild meadow and countryside beyond, forming part of this popular new development in Killinghall.

This super property is appointed to a high standard and the accommodation comprises a spacious reception hall which leads to the sitting room, dining kitchen and downstairs WC. Upstairs, there are three bedrooms and a modern bathroom. To the rear of the property there is an attractive garden with lawn and patio and a driveway provides generous off-road parking and leads to a detached garage.

This modern property is sold with the remainder of a 10-year builder's guarantee and is situated on this desirable modern development in the popular village of Killinghall, well served by excellent local amenities including shops and schooling and it's just a few minutes' drive from Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with window to front.

DINING KITCHEN

With dining area with window and glazed doors overlooking the garden. The kitchen comprises a range of modern wall and base units with electric hob, double oven, fridge / freezer and dishwasher. Plumbing for washing machine.

CLOAKROOM

With WC and washbasin.



FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

With window to rear.

BEDROOM 3

A further bedroom window to rear.

BATHROOM

A modern white with WC, washbasin, and bath with shower above. Heated towel rail.



OUTSIDE

A drive provides ample off-road parking and leads to the garage. There is storage space above garage. There is an electric car charging point. To the rear of the property there is an attractive garden with lawn and paved sitting area.

Tenure - Freehold

Council Tax Band - D





Total Area: 97.0 m² ... 1044 ft²

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		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			