



29 Ripon Road, Killinghall, Harrogate, North Yorkshire, HG3 2DG

£335,000



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An attractive two / three-bedroom semi-detached house with parking, garage and good-sized garden, situated in this convenient location well served by village amenities and just a short drive from the centre of Harrogate.

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This super property provides generous accommodation comprising two large reception rooms, together with a kitchen, study and downstairs WC. Upstairs, there are two double bedrooms and a bathroom. There is also a large cellar providing useful additional storage space. There is a detached garage and space to park a vehicle in front of the garage and a large rear garden with lawn and paved sitting areas.

The property is located in the heart of the popular village of Killinghall, which is well served by excellent village amenities, which include a primary school and nearby convenience store, and is just a few minutes' drive from the centre of Harrogate.







## **GROUND FLOOR**

### **SITTING ROOM**

A reception room with bay window to front and feature fireplace with open fire.

### **DINING ROOM**

A further large reception room with fireplace with living-flame gas fire fitted cupboard.

### **KITCHEN**

With a range of fitted units with gas hob, integrated oven and space for appliances.

### **STUDY**

Providing a useful workspace. (With potential to become a third bedroom.)

### **CLOAKROOM**

With WC and washbasin.

### **CONSERVATORY**

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

## **FIRST FLOOR**

### **BEDROOMS**

There are two good-sized bedrooms on the first floor.

### **BATHROOM**

A white suite comprising WC, washbasin, corner bath and shower.

## **LOWER GROUND FLOOR**

There are two large cellar rooms, providing useful storage space.

### **OUTSIDE**

The property has the benefit of a detached single garage and space for parking. There is a good-sized rear garden with lawn, paved, sitting area and greenhouse.

**Tenure** - Freehold

**Council Tax Band** - D







All measurements are approximate and for display purposes only.  
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