



VERITY
FREARSON

CROFT HOUSE, PICKING CROFT LANE, KILLINGHALL, HG3 2BE

GUIDE PRICE £750,000

CROFT HOUSE, PICKING CROFT LANE,

Killinghall, Harrogate, HG3 2BE

A fantastic opportunity to purchase a spacious period detached property occupying a generous plot with superb far-reaching views, situated in this convenient location well served by the village amenities of Killinghall and just a short drive from Harrogate town centre.

The property provides generous and flexible accommodation extending to nearly 3500 square feet. On the ground floor there are three reception rooms, together with a stunning open-plan L-shaped kitchen and living space with vaulted ceiling and wood-burning stove. There is also a useful boot room providing storage space and a downstairs WC / utility. On the first floor there are five good-sized bedrooms, a modern bathroom and shower room, together with stairs leading to a useful attic room providing storage space. A driveway provides parking and leads to a single garage with electric door and the property is surrounded by attractive gardens with lawn, mature planted borders and enjoys far-reaching views over the surrounding countryside.



3 Reception Rooms · Living Kitchen · Boot Room · Cloakroom

5 Bedrooms · Shower Room · Bathroom · Attic Room

Ample Off-Road Parking · Garage · Large Gardens With Far-Reaching Views







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

DRAWING ROOM

A spacious entrance hall and additional sitting area.

SITTING ROOM

A large reception room with bay window overlooking the garden. Wood-burning stove.

FAMILY ROOM

A further reception room with bay window overlooking the front garden. Wood-burning stove.

LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas with glazed doors leading to the rear garden and wood-burning stove. Tiled flooring with under-floor heating in the dining area and vaulted ceiling. The kitchen comprises a range of fitted units with granite worktops, electric hob, integrated double oven, fridge, dishwasher and freezer.

BOOT ROOM

With useful storage space and door leading to the rear.

CLOAKROOM / WC

With WC and washbasin. Space and plumbing for concealed washing machine and tumble dryer.

FIRST FLOOR BATHROOM

A modern white suite with WC, washbasin, free-standing bath and shower. Tiled floor.

BEDROOMS

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

SHOWER ROOM

A white suite with WC, washbasin and shower.

SECOND FLOOR ATTIC ROOM

Fixed stairs lead to a large attic room providing useful storage space.

FLOOR PLAN



Total Area: 218.1 sqm - 2424 sqft (excluding garage)
 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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Outside

A driveway to the rear of the property provides parking and leads to a garage with electric door. There is a rear garden with patio and lawn. The property has the benefit of a large front garden with lawn, planted borders and shed, enjoying superb views over the surrounding countryside.

Location

The property is located on the edge of the popular village of Killinghall, well served by village amenities including shop, primary school and regular bus service and just a short drive from the centre of Harrogate, where there is an excellent range of shops, bars and restaurants on offer as well as public transport links including the railway station.

Agent's Note

The property has an LPG gas central heating system and electric under-floor heating in the dining area.

Services

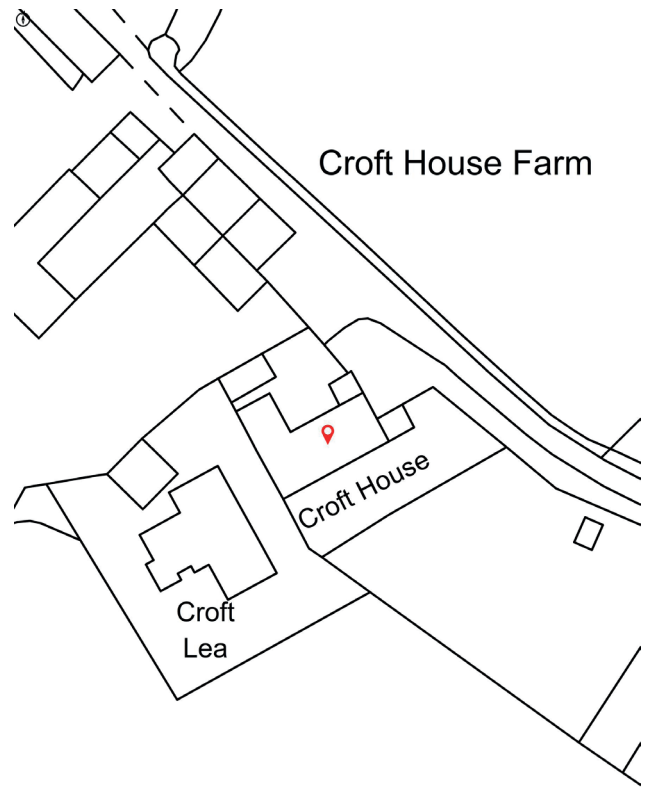
All mains services connected with the exception of mains gas.

Tenure

Freehold

Council Tax Band - F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		64
E (39-54)		
F (21-38)	30	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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verityfearson.co.uk