



12 Kingsley Road, Harrogate, North Yorkshire, HG1 4RB

£400,000

Offers Over

## 12 Kingsley Road, Harrogate, North Yorkshire, HG1 4RB

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A fantastic opportunity to purchase a three / four-bedroom detached home providing generous and flexible accommodation situated in this convenient location, well served by excellent local amenities and within walking distance of Starbeck railway station.

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This well-presented property provides flexible accommodation comprising a sitting room, modern fitted kitchen, dining room and additional sitting area with glazed doors to the garden. There is also a ground-floor shower room and an additional reception room that could be used as a fourth ground-floor bedroom, if required. There is a useful cellar that provides a utility area and storage space. Upstairs there are three good-sized bedrooms and a bathroom. A driveway provides parking with electric vehicle charging point and leads to a single garage. There is an attractive rear garden with lawn and paved sitting areas.

The property is located in this convenient location, well served by excellent local amenities including Starbeck railway station and is convenient for Harrogate and Knaresborough town centres.







## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window to front. Wood-burning stove

### **DINING ROOM / BEDROOM**

A further reception room providing a dining area. Potential to use as a ground floor bedroom, if required.

### **FAMILY ROOM**

Steps from the dining room lead to the family room providing a further sitting area with closed doors overlooking the garden.

### **LIVING ROOM**

A further reception room with window to side.

### **KITCHEN**

With a range of stylish modern units with gas hob, integrated double oven, fridge/freezer and dishwasher.

### **SHOWER ROOM**

With WC, washbasin and shower.

### **CELLAR**

A door from the family room leads to a cellar room that provides useful storage space with plumbing for washing machine and tumble dryer. Wall-mounted combi gas boiler.

## **FIRST FLOOR BEDROOMS**

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

### **BATHROOM**

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

### **OUTSIDE**

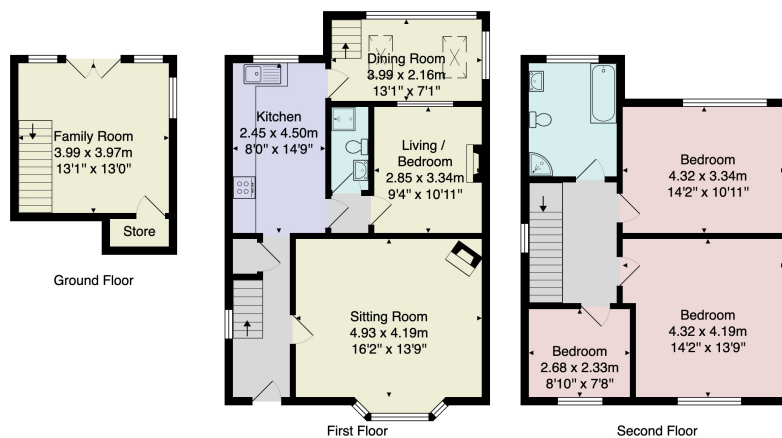
A drive provides parking and leads to a garage with light and power. Lawned garden with patio. Outside taps to front and rear. Outside power and electric vehicle charging point.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 136.2 m<sup>2</sup> ... 1466 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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