



1 Woodsley Villas, 27 Ripon Road, Killinghall, Harrogate, HG3 2DG

£250,000

Offers Over

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A deceptively spacious and well-presented two-bedroom semi-detached property with off-street parking, basement and a very good-sized and attractive garden.

The property provides spacious and flexible accommodation with extended living accommodation on the ground floor with three reception room, a modern kitchen and downstairs shower room, two double bedrooms and bathroom, plus a basement which provides useful storage. There is off-road parking to the front of the property and a carport, whilst to the rear there is a very good-sized and attractive garden.

This super property is situated in the heart of this popular village, well served by local amenities including a primary school, and is just a few minutes' drive from Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A reception room with bay window to front, fireplace with living-flame gas fire and fitted cupboards and shelving.

FAMILY ROOM

A further reception room with attractive cast-iron fireplace with living-flame gas fire. Open plan to the dining room.

DINING ROOM

A reception room with windows and glazed doors overlooking the rear garden. Electrically-operated Velux windows.

KITCHEN

With a range of modern fitted wall and base units with granite worktop. Integrated Siemens appliances including induction, double oven, dishwasher and fridge / freezer. Window to rear, tiled flooring with under-floor heating, Velux window.

SHOWER ROOM

With WC, washbasin and shower. Heated towel rail and window to front.

LOWER GROUND FLOOR

BASEMENT

Providing a useful storage space and utility area with restricted head height.



FIRST FLOOR

LANDING / STUDY AREA

A spacious landing with window to rear providing the potential study area.

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

BEDROOM 2

A further double bedrooms with window to rear and fitted wardrobes.

BATHROOM

A modern white suite including WC, washbasin set within a vanity unit, and shower. Fitted cupboard, window to front and heated towel rail.

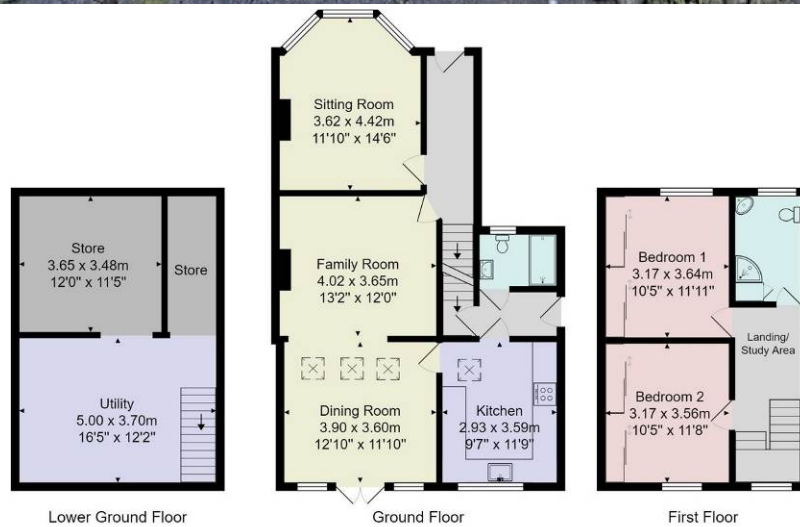
OUTSIDE

A driveway to the front of the property provides off-road parking and leads to a carport. To the rear there is a large and attractive garden with mature planted borders and paved sitting areas.

Tenure - Freehold

Council Tax Band - D





Total Area: 126.6 m² ... 1363 ft² (excluding store)

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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