



VERITY  
FREARSON

OVERDALE, KNOX PARK, KILLINGHALL, HG3 2AF

£1,100,000



# OVERDALE, KNOX PARK,

*Killinghall, HG3 2AF*

**A superb, modern four-bedroom detached property including integrated one-bedroom annexe, situated on a generous plot with garage, carport and stunning countryside views.**

This exquisite family home has been recently refurbished by the current owners to include new bathrooms, oak flooring and modern amenities with neutral décor throughout, providing an elegant and practical living and entertaining environment. Overdale offers a total internal area of 3,109 sq ft (289 sq m), arranged in an L-shape over two floors, and is currently configured as a three-bedroom main house with a self-contained one-bedroom annexe which can easily be re-integrated into the main house if required.

Occupying an elevated position in the sought-after village of Killinghall, the property enjoys south-facing terraces, well-maintained gardens and far-reaching countryside views, all within easy reach of Harrogate, Ripon and Leeds.



Drawing Room · Dining Kitchen · Utility Room · WC

3 Bedrooms in Main House · En-Suite · House Bathroom

Ample Off-Road Parking · Carport · Garage · Garden

Annex - Kitchen and Sitting Room · Bedroom · En-Suite













## ACCOMMODATION

### GROUND FLOOR – MAIN HOUSE

#### RECEPTION HALL

Welcoming entrance with under-stairs storage and cloakroom. Oak flooring runs throughout much of the ground floor.

#### DRAWING ROOM

A spacious reception room with modern wall-inset gas fire and full-height glazing with patio doors opening to the south-facing terrace.

#### DINING KITCHEN

A stylish, L-shaped open-plan kitchen and dining space with contemporary high-gloss units, central island with breakfast bar and modern integrated appliances. Bi-fold doors open to the rear terrace.

#### UTILITY ROOM

Providing additional fitted storage and space for white goods.

### BEDROOM

A generous ground-floor bedroom with sliding wardrobes, sleek en-suite shower room and walk-in dressing room with interconnecting door to the annexe.

### FIRST FLOOR – MAIN HOUSE PRINCIPAL BEDROOM

An 18 ft double bedroom with full-height angled glazing and patio doors to a glazed Juliet balcony.

### BEDROOM TWO

A further substantial double bedroom with dual aspect and walk-in closet.

### HOUSE BATHROOM

A luxurious family bathroom with freestanding bath and separate walk-in shower enclosure.

### ANNEXE

#### KITCHEN & SITTING ROOM

Accessed via patio doors, a spacious open-plan kitchen and sitting room.

### BEDROOM

A generous double bedroom with built-in wardrobes, contemporary en-suite shower room and patio doors to a private 24 ft balcony enjoying stunning countryside views.

### SERVICES

Mains gas, electricity, water and drainage. Gas central heating.



# FLOOR PLAN



Total Area: 265.9 m<sup>2</sup> ... 2863 ft<sup>2</sup> (excluding balcony, garage, car port)  
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

The property is approached via a private no-through road and sweeping tarmac driveway leading to a large parking area and detached outbuilding with garage and carport.

The front garden is laid mainly to gently-sloping lawn with well-stocked borders. South-facing terraces accessible from the kitchen and drawing room provide ideal areas for entertaining and al fresco dining with panoramic countryside views.

To the rear, extensive gardens are laid mainly to lawn with specimen trees and paved seating areas adjoining the annexe.

## Location

The village of Killinghall, set on the River Nidd, offers a wide range of amenities including two churches, a village hall, convenience store, GP surgery, garden centre, primary school, cricket club and nursery. The surrounding countryside provides numerous walking, riding and cycling routes.

Nearby Harrogate offers a wide range of shops, supermarkets, restaurants, and sporting facilities including cricket, rugby, tennis, squash and five golf courses.

Communications are excellent, with regular bus services between Harrogate, Ripon and Leeds. The A61 connects to the A1(M), providing access north and south. Harrogate station (2.2 miles) offers regular services to regional centres and London.

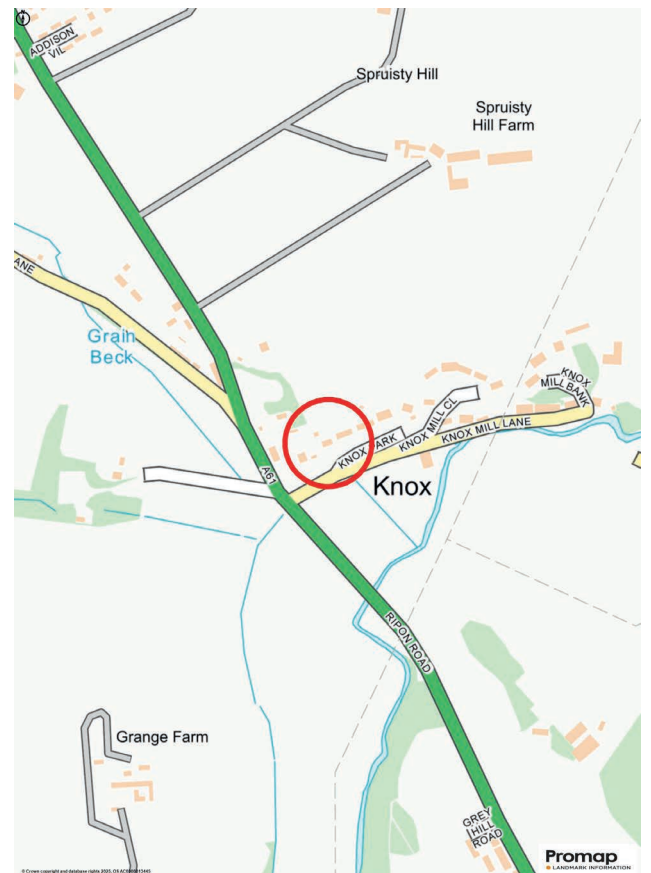
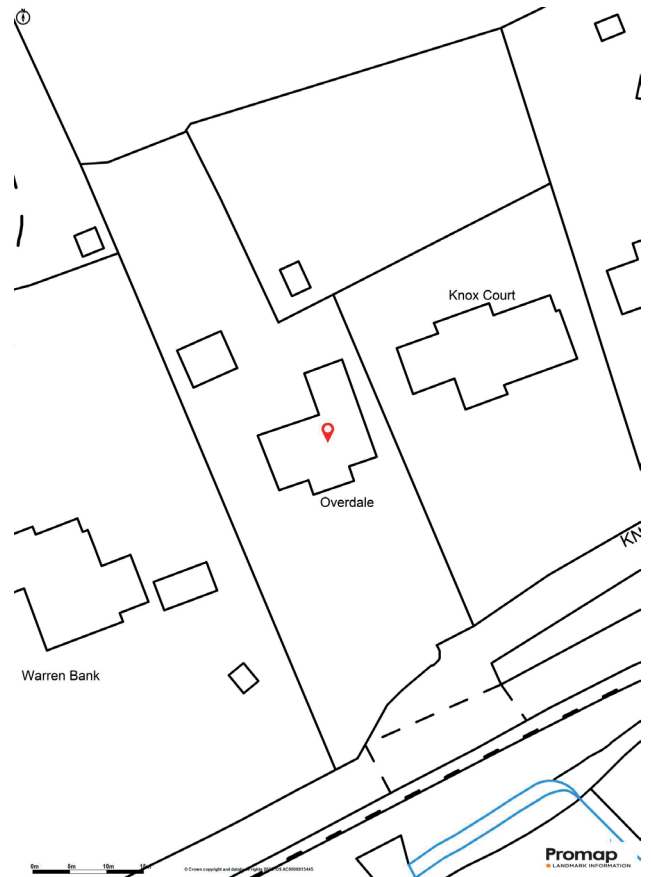
## Services

All mains services connected.

## Tenure

Freehold

**Council Tax Band - ?**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92+)                                     |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 74      | 80        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
| WWW.EPC4U.COM                               |         |           |

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