



VERITY
FREARSON

LOW HALL COACH HOUSE, RIPON ROAD, KILLINGHALL, HARROGATE, HG3 2AY

OFFERS OVER £650,000

LOW HALL COACH HOUSE, RIPON ROAD,

Killinghall, Harrogate, HG3 2AY

A most impressive four-bedroom Grade II Listed semi-detached coach house forming part of an impressive development within the popular village of Killinghall, offering excellent amenities and a regular bus service into Harrogate town centre.

This charming property, believed to date back to 1672, retains many character features throughout whilst benefiting from double glazing, gas-fired central heating and an alarm system. The well-planned and versatile accommodation includes a stunning reception/dining hall with vaulted ceiling, sitting room, study, breakfast kitchen, guest cloakroom, utility cupboard and four bedrooms arranged over the first floor; two of which are en-suite. Outside, the property enjoys ample parking, a double garage, workshop and a good-sized and private rear garden. Offered for sale with no onward chain.



3 Reception Rooms · Breakfast Kitchen · Utility Cupboard · Cloakroom

4 Bedrooms · 2 En-Suites · House Bathroom

Ample Off-Road Parking · Double Garage · EV Charger · Good-Sized Lawned Garden · Workshop







ACCOMMODATION

GROUND FLOOR

RECEPTION / DINING HALL

A spacious entrance hall providing an excellent reception space. Double height vaulted ceiling with exposed beams.

CLOAKROOM

With WC and washbasin.

UTILITY CUPBOARD

Providing useful storage and plumbing for appliances.

SITTING ROOM

A generous reception room with feature fireplace. Wood-burning stove.

STUDY

A useful home office or additional sitting area.

BREAKFAST KITCHEN

Fitted with a range of units, including a range cooker and space for appliances. Space for dining table.

FIRST FLOOR

GALLERIED LANDING

Leading to the bedrooms and house bathroom.

MASTER BEDROOM

A double bedroom with walk-in wardrobe and en-suite bathroom.

EN-SUITE BATHROOM

A modern white suite with WC, washbasin and shower.

BEDROOM 2

A double bedroom with mezzanine level and en-suite.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

BEDROOM 3

A further double bedroom with mezzanine level and en-suite shower room.

BEDROOM 4

A good-sized bedroom with mezzanine level.

HOUSE BATHROOM

With bath, WC and washbasin.

FLOOR PLAN



Total Area: 209.6 m² ... 2256 ft² (excluding garage, void)
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 shared entrance leads to a block-paved parking area at the front of the property, with additional parking for multiple vehicles in front of the double garage. The garage measures 19'3" x 17'6", has two electric doors, EV charger, light, power, alarm system and an additional workshop / storage area. To the rear there is a good-sized lawned garden and patio, ideal for entertaining and families.

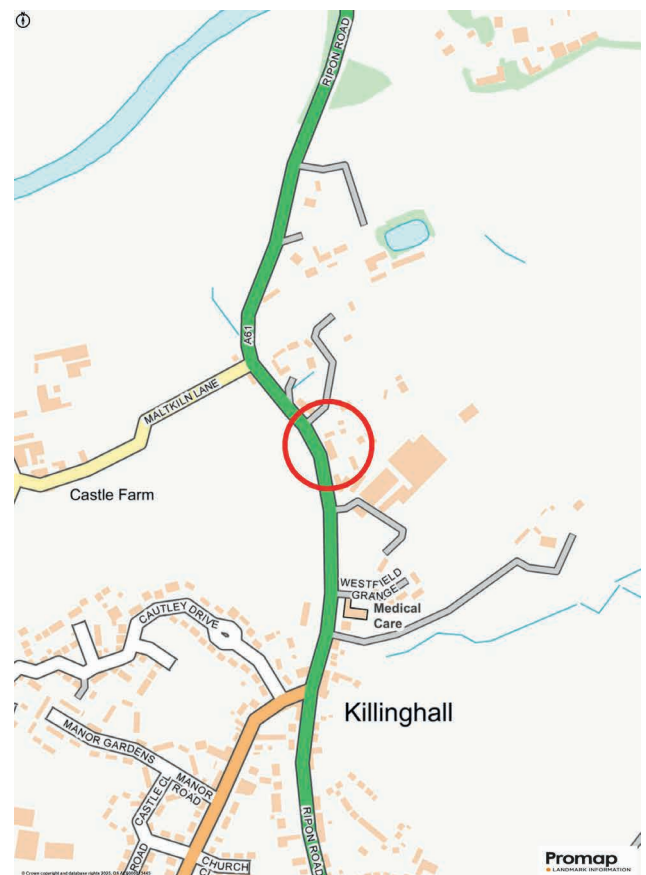
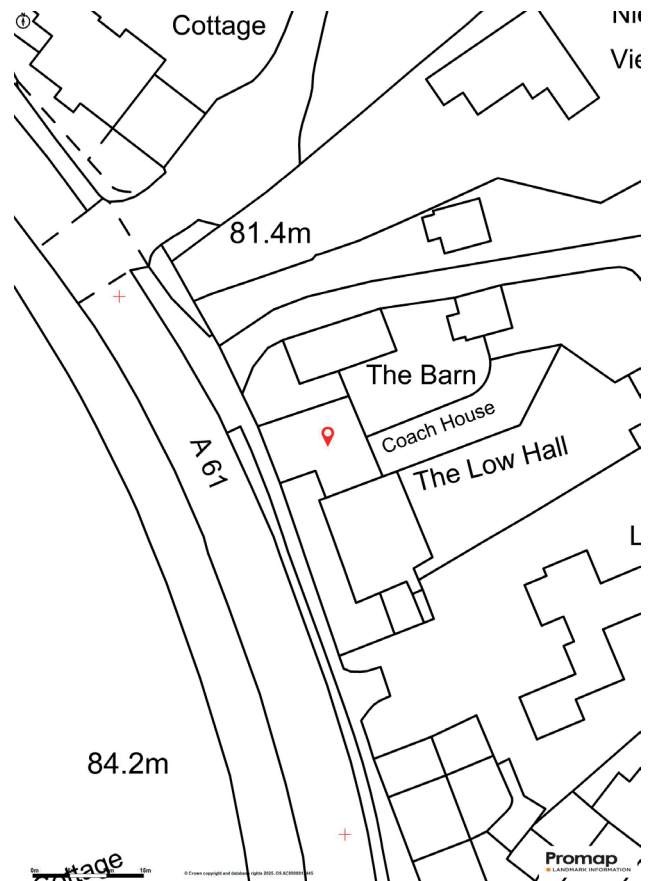
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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