



16 Castle Road, Killinghall, Harrogate, North Yorkshire, HG3 2DU

£375,000

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A well-presented and spacious three-bedroomed semi-detached house with garage and a very good sized and attractive lawned garden to the rear.

This excellent property provides generous accommodation with a tiled reception hall, sitting room with wood burning stove, modern kitchen and useful utility room, plus good-sized conservatory extension with a delightful aspect over the garden. On the first floor there are three good-sized bedrooms and a modern house bathroom. A driveway provides off-road parking and leads to a garage.

To the rear there is a larger-than-average lawned garden. The property is situated in a quiet position in the heart of the popular village of Killinghall, well served by local amenities including a regular bus service, two public houses, primary school, and is just a short distance from Harrogate town centre.





GROUND FLOOR

SPACIOUS ENTRANCE HALL

With window to front and tiled floor.

LOUNGE

Window to front, central heating radiator and attractive fireplace with wood burning stove.

DINING ROOM / CONSERVATORY

A further spacious reception room with window to rear and side overlooking the garden. Central heating radiator.

KITCHEN

Having a range of wall and base units and work surfaces with inset sink. Gas hob with extractor hood above, oven and space for fridge / freezer. Central heating radiator. Window and exterior door to side. Under-floor heating.

UTILITY ROOM

With further work surface having inset sink. Window to rear and plumbing for washing machine.

FIRST FLOOR

LANDING

Window to side. Access to part-boarded loft space.

BEDROOM 1

Window to rear overlooking the garden. Central heating radiator.

BEDROOM 2

Window to front, central heating radiator.

BEDROOM 3

Window to front, central heating radiator and stripped wood floor. Fitted wardrobe.

BATHROOM

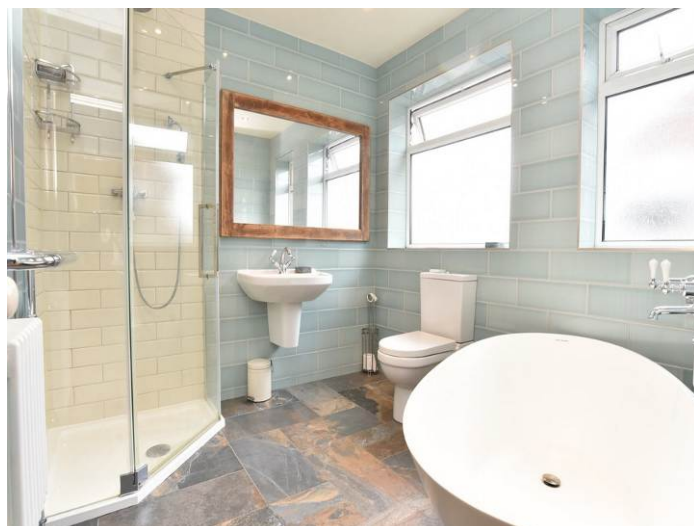
A modern white suite comprising low-flush WC, washbasin, free-standing bath and walk-in shower. Tiled floor and central heating radiator.

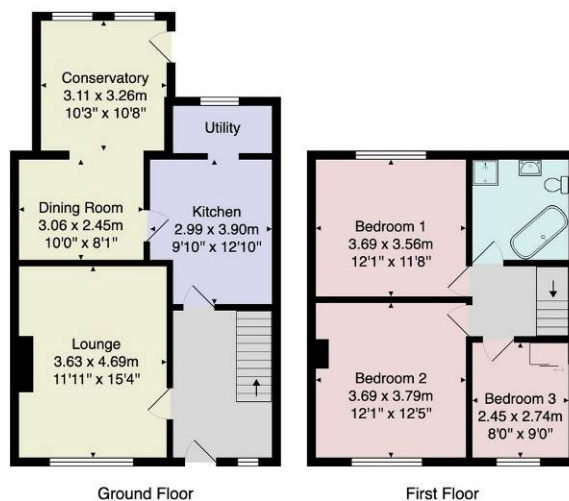
OUTSIDE

Driveway to front providing off-road parking leads to a SINGLE GARAGE. To the rear there is a very large garden with a lawn, well-stocked borders and paved sitting areas.

Tenure - Unknown

Council Tax Band - D





Total Area: 104.6 m² ... 1126 ft²

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating		
How energy efficient - how cutting costs	Current	Potential	Current	Potential
Very Efficient (A)			Very Low (A)	
Efficient (B)			Low (B)	
Decent (C)			Medium (C)	
Below Average (D)			High (D)	
Poor (E)			Very High (E)	
Very Poor (F)			Extremely High (F)	
Extremely Poor (G)			Extremely High (G)	
Minimum efficient - higher electricity			Not energy efficient - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC