



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

**£350,000**

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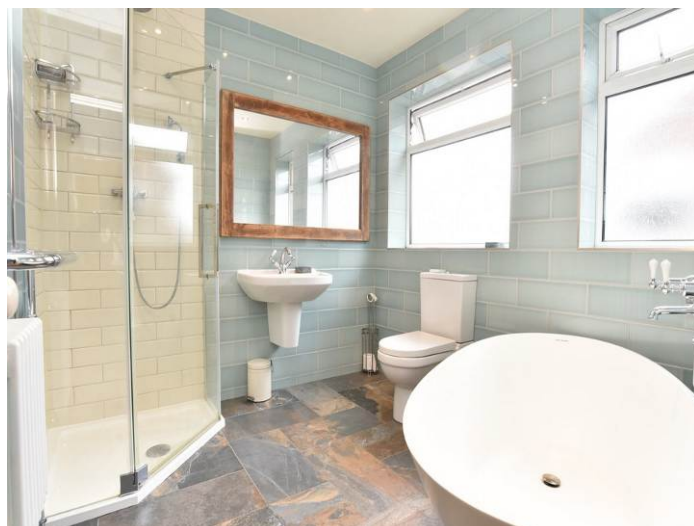
A well-presented and spacious three-bedroomed semi-detached house with garage and a very good sized and attractive lawned garden to the rear.

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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**

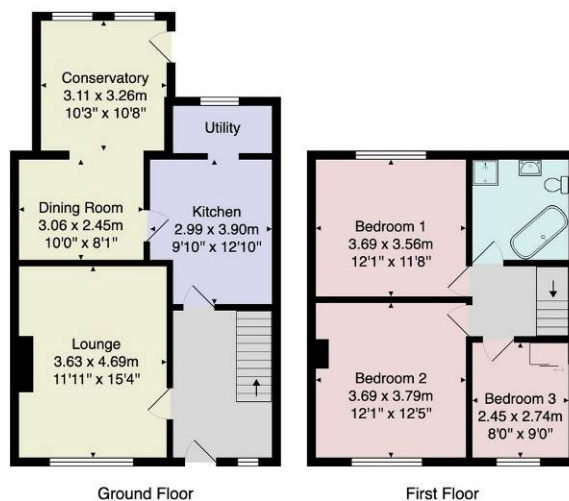
A modern white suite comprising low-flush WC, washbasin, free-standing bath and walk-in shower. Tiled floor and central heating radiator.

## **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 m<sup>2</sup> ... 1126 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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## Verity Frearson

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| Energy Efficiency Rating                          |                         | Environmental (CO <sub>2</sub> ) Impact Rating |                                                   |
|---------------------------------------------------|-------------------------|------------------------------------------------|---------------------------------------------------|
| Energy Efficiency Rating                          | Current                 | Potential                                      | Environmental (CO <sub>2</sub> ) Impact Rating    |
| Very low energy buildings - 100% renewable energy |                         |                                                | Very low energy buildings - 100% renewable energy |
| A (92-100)                                        |                         |                                                | A (92-100)                                        |
| B (81-91)                                         |                         |                                                | B (81-91)                                         |
| C (69-80)                                         |                         |                                                | C (69-80)                                         |
| D (55-68)                                         |                         |                                                | D (55-68)                                         |
| E (39-54)                                         |                         |                                                | E (39-54)                                         |
| F (21-38)                                         |                         |                                                | F (21-38)                                         |
| G (1-20)                                          |                         |                                                | G (1-20)                                          |
| England & Wales                                   | EU Directive 2002/91/EC |                                                | England & Wales                                   |