

HUNTERS[®]

HERE TO GET *you* THERE



Thomas Drive

Harrogate, Killinghall, HG3 2FA

Council Tax: D

Guide Price £340,000



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Entrance Hall

Access via composite entrance door, stairs to first floor, radiator, under stairs storage, UPVC double glazed window to side elevation, doors to:

Kitchen / Dining Room

16'6" x 9'6" (5.04 x 2.92)

Modern range of wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor hood over and double built in oven, integrated dishwasher and fridge freezer, plumbing and space for washing machine. Space for table, radiator, inset ceiling spot lights, UPVC double glazed French doors to rear garden.

Lounge

14'0" x 9'8" (4.29 x 2.97)

UPVC double glazed window, radiator, TV point.

WC

Low level WC, pedestal wash hand basin, chrome heated towel rail.

First Floor Landing

UPVC double glazed window to side elevation, loft access, airing cupboard, doors to:

Bedroom One

16'7" x 8'3" (5.07 x 2.54)

Two UPVC double glazed windows to front elevation, radiator.

Bedroom Two

10'5" x 7'10" (3.18 x 2.41)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three

7'11" x 5'10" (2.42 x 1.79)

UPVC double glazed window to rear elevation, radiator.

Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail.

Outside

A drive way provides ample off street parking and leads to a garage benefitting from a pitch roof for storage, light, power and electric car charging point. To the rear, a patio for entertaining and a seeded lawn, still in its infancy with flowering beds for planting.

EPC

Environmental impact as this property produces 1.4 tonnes of CO₂.

Material Information

Tenure Type; Freehold
Council Tax Banding; D

A well-presented three bedroom detached home now available for sale in this quiet development which is now complete. Recently built by Space Homes, the property is sold with the remainder of the NHBC builder's guarantee and located in the popular village of Killinghall, with well-regarded schools and local amenities nearby and just a few minutes' drive from Harrogate town centre.

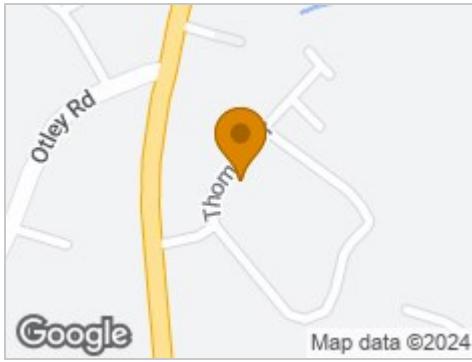
Rated 'B' for energy efficiency the property briefly comprises, Entrance into hallway with doors to the separate lounge with bay window, guest cloakroom and open plan kitchen and dining room with French doors to the garden. Stairs rise to the first-floor landing with doors to the two double bedrooms, a third single room and modern house bathroom complete with shower over the bath.

Outside to the front the property features an easy to maintain frontage with paving and flowerbeds, driveway with ample parking leading to the detached single garage. benefitting from a pitch roof for storage, light, power and electric car charging point. To the rear, a patio for entertaining and a seeded lawn, still in its infancy with flowering beds for planting. An early viewing highly recommended.

- THREE BEDROOM DETACHED HOME
 - Downstairs guest W.C
 - Open plan kitchen/ dining room
 - Separate lounge
 - Two double bedrooms and a further single room
 - Off-street parking for 2-3 cars
 - Detached garage with EV charging point
- Built in 2021 with a number of years remaining on the new build guarantee
 - Well regarded schools and amenities close by
 - A few minutes drive into Harrogate's town centre



Road Map



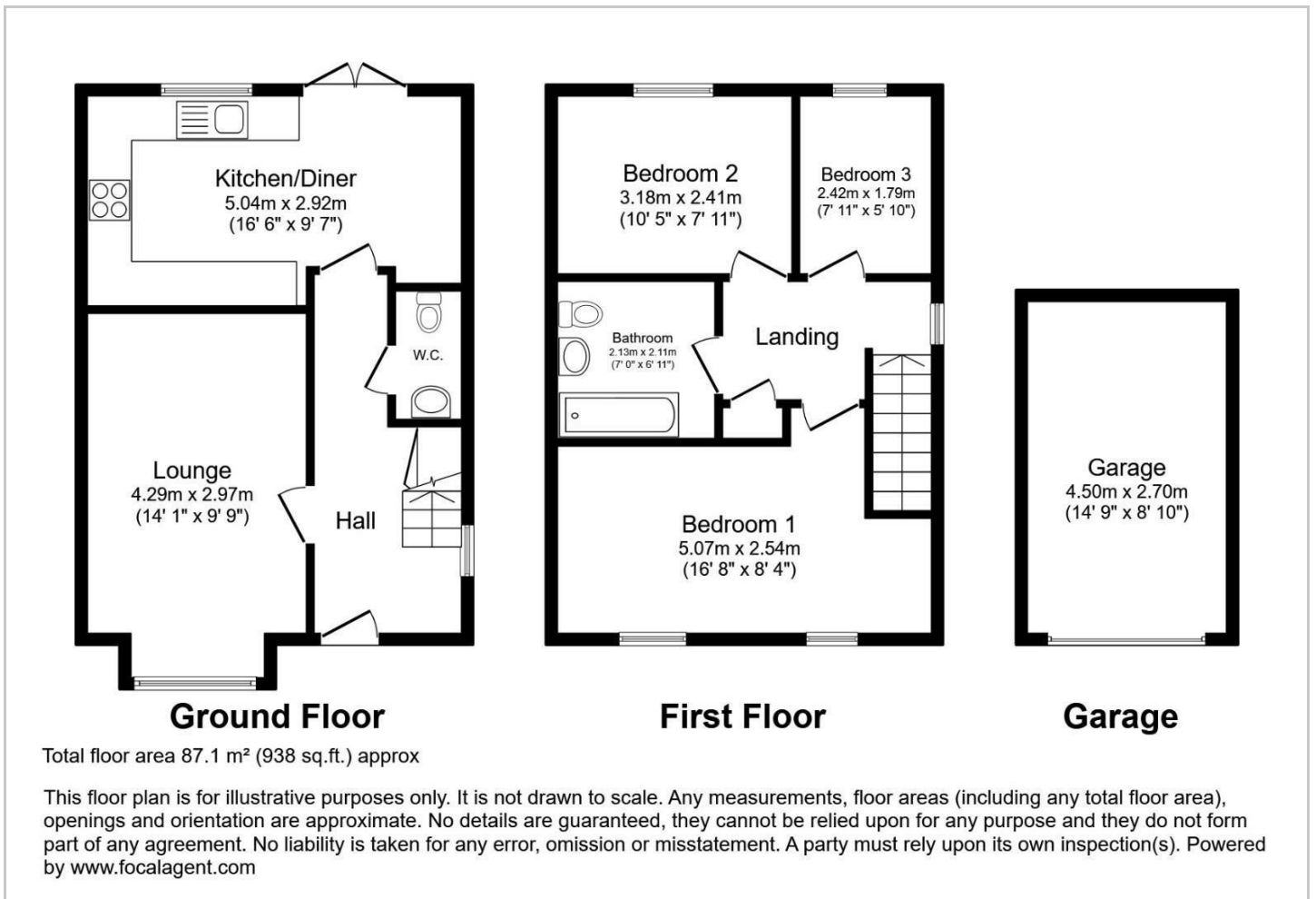
Hybrid Map



Terrain Map



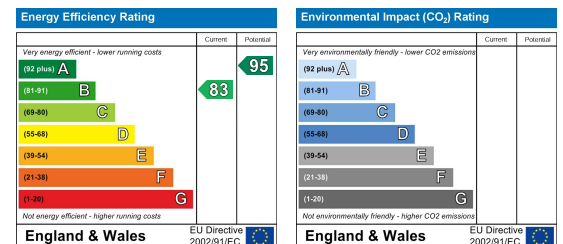
Floor Plan



Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.