



Addison Villas, Killinghall, Harrogate, HG3 2DD

- EXQUISITE FIVE BEDROOM SEMI-DETACHED HOME
- Open-plan kitchen/ breakfast room
- Three bathrooms, including one en-suite, offering convenience for all residents.
- Driveway parking available for ample vehicles
- A perfect blend of modern living and traditional comfort
- Features five spacious bedrooms, including four generously sized double rooms
- Bright and airy conservatory that enhances living space or additional snug/dining area.
- Utility room and guest cloakroom
- Set in a desirable location in Harrogate.
- Council Tax band: D



Guide Price £450,000

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DESCRIPTION

Nestled in the charming area Killinghall, this exquisite 5 bedroom semi-detached house offers a perfect blend of modern living and traditional comfort. Thoughtfully extended to include a fifth double bedroom and a further three double rooms and one single room, this property is ideal for families seeking ample space and versatility.

Upon entering the entrance hall, doors provide access through to the lounge, kitchen and conservatory, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the open-plan kitchen/ breakfast area, which creates a warm and welcoming atmosphere for gatherings. The kitchen is well-equipped, making it a delight for any home chef. One of the standout features of this property is the lovely conservatory, which has been thoughtfully extended to enhance the living space. This bright and airy room is perfect for enjoying the garden views, an additional snug or separate dining room.

The property boasts three bathrooms, including one en-suite with a separate bath and shower, ensuring convenience for all residents. A recently added utility room adds to the practicality of the home, while a guest cloakroom provides additional facilities for visitors.

Set in a desirable location, this home is not only spacious but also offers driveway parking for ample vehicles. With a wonderful community feel, Addison Villas is an excellent choice for those looking to settle in Harrogate. With its blend of comfort, style, and functionality, this semi-detached house is a must-see for anyone in search of their dream home.

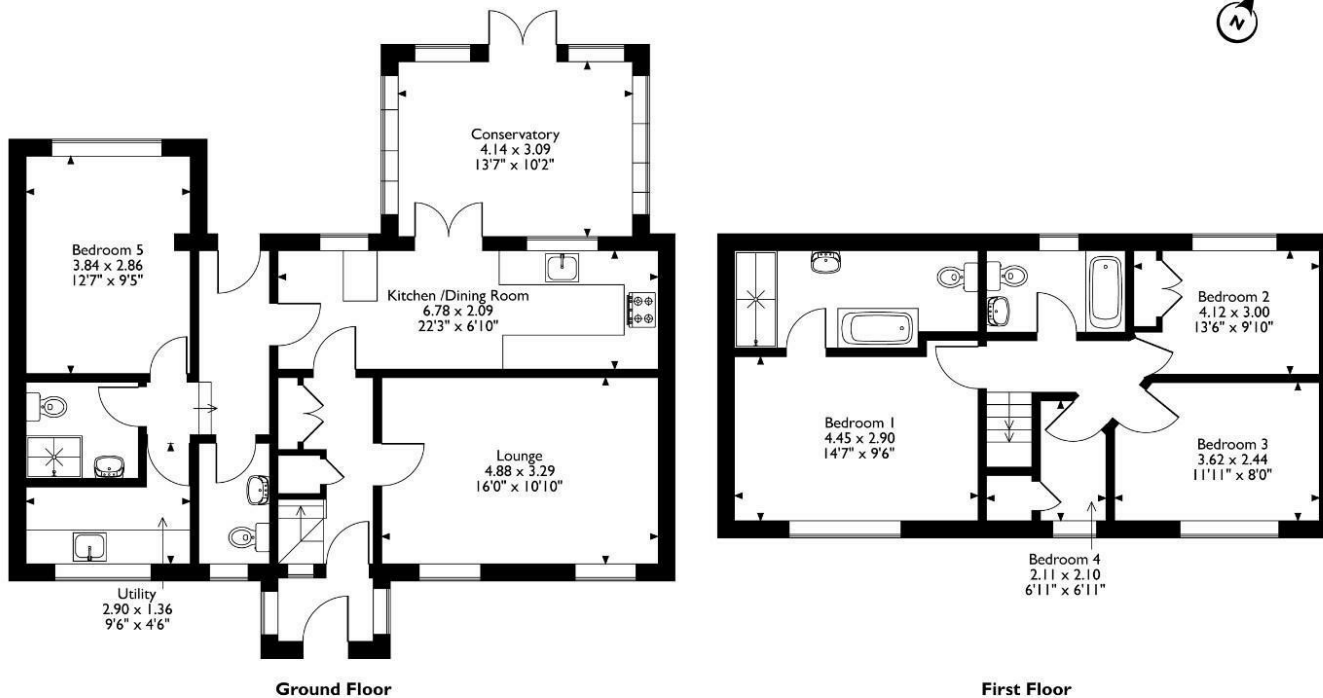


EPC
Energy rating C
This property produces 4.7 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: D



Addison Villas, Killinghall, Harrogate, HG3 2DD
 Approximate Gross Internal Area
 132 Sq M/1420 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

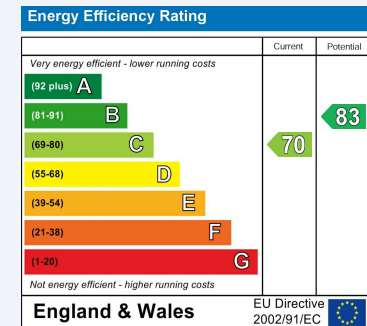
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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