



## Castle Road, Killinghall, Harrogate, HG3 2DU

- Semi-detached bungalow located on Castle Road in Killinghall
- Flexible layout with one bedroom suitable for use as a dining area
- Low-maintenance rear garden designed for easy upkeep
- Driveway parking for two vehicles
- Early viewing highly recommended
- Two well-proportioned bedrooms
- French doors opening onto the rear garden
- Versatile outbuilding suitable as a summer house, workshop or storage
- Short drive to Harrogate town centre and public transport links
- Council Tax Band C

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HERE TO GET *you* THERE

**Guide Price £300,000**

# Castle Road, Killinghall, Harrogate, HG3 2DU

## DESCRIPTION

Located on Castle Road in Killinghall, this semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

One of the bedrooms can easily be transformed into a separate dining area, complete with French doors that open onto the low-maintenance rear garden. This seamless connection to the outdoors enhances the living experience, allowing for delightful al fresco dining and gatherings.

The bungalow features a well-appointed bathroom, ensuring all your needs are met. Outside, the property boasts driveway parking for two vehicles, a valuable asset in this desirable area. The rear garden is designed for ease of upkeep, making it perfect for those who prefer to spend their time enjoying life rather than tending to extensive landscaping. Additionally, the garden includes a versatile outbuilding, which can serve as a summer house, storage space, or workshop, catering to a variety of hobbies and interests.

Conveniently located, this property is just a short drive from the vibrant Harrogate town centre, where you can enjoy a plethora of shops, restaurants, and cultural attractions. Furthermore, the area is well-served by public transport, with bus routes providing easy access to surrounding areas.

EPC

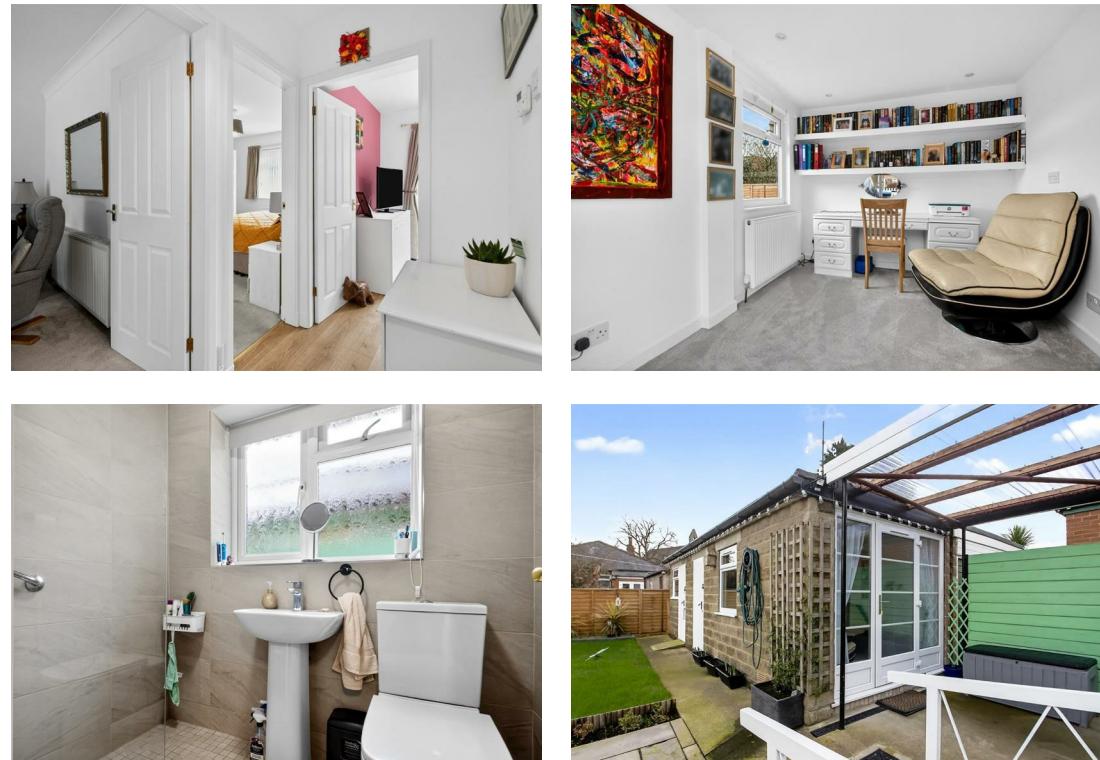
Energy rating D

This property produces 4.1 tonnes of CO<sub>2</sub>

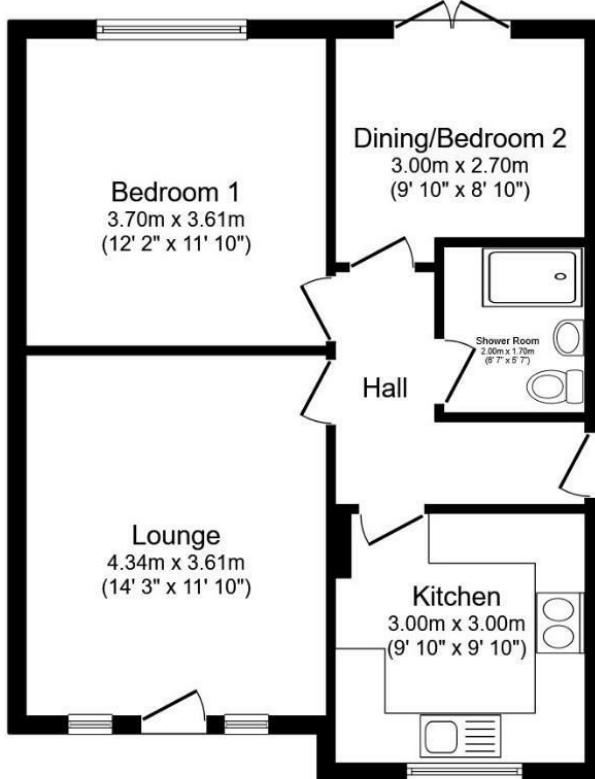
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C







## Floor Plan

Total floor area 76.4 sq.m. (822 sq.ft.) approx

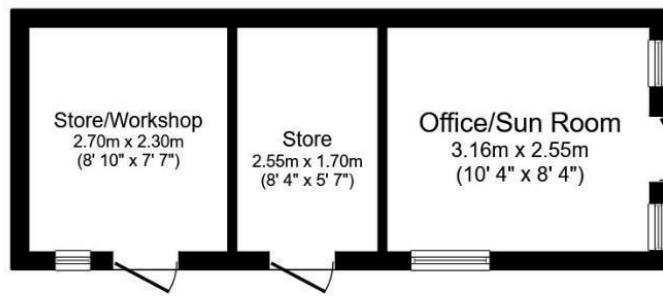
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewings

Please contact [harrogate@hunters.com](mailto: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.



## Outbuilding

# 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.