



Manor Gardens, Killinghall, Harrogate £1,100 Per Month

A substantial semi-detached home available to rent which includes a spacious sitting room, fitted kitchen, two double bedrooms and house bathroom. The property is positioned within this fabulous location with excellent access into Harrogate & Knaresborough. Offered for rent unfurnished and an early viewing is strongly advised.



Accommodation

The property is entered via a uPVC double glazed door to the side elevation into the entrance porch, which has stairs leading up to the first floor landing.

Accessed off the entrance porch is the sitting room which is spacious in size with two large uPVC windows allowing light to flow into the room. There is a tiled open fireplace positioned centrally as well as a convenient understairs storage cupboard.



The kitchen is located through the sitting room and has a combination of base and wall storage units. Laminate preparation surfaces incorporate a stainless steel sink with drying area. There is an integrated electric oven with four ring electric hob over.

A useful utility room is accessed off the kitchen which has space for washing provisions and a further sink.



Through the kitchen is the rear porch which has a uPVC door leading out to the garden.

To the first floor is a convenient airing cupboard on the landing as well as two well-proportioned double bedrooms. Bedroom one is a spacious double and is located towards the front of the property. Bedroom two is located at the rear of the property and has a recessed storage cupboard.

The house bathroom comprises a three-piece suite including bathtub with shower over, low flush WC, wash hand basin with mixer tap and heated towel rail.

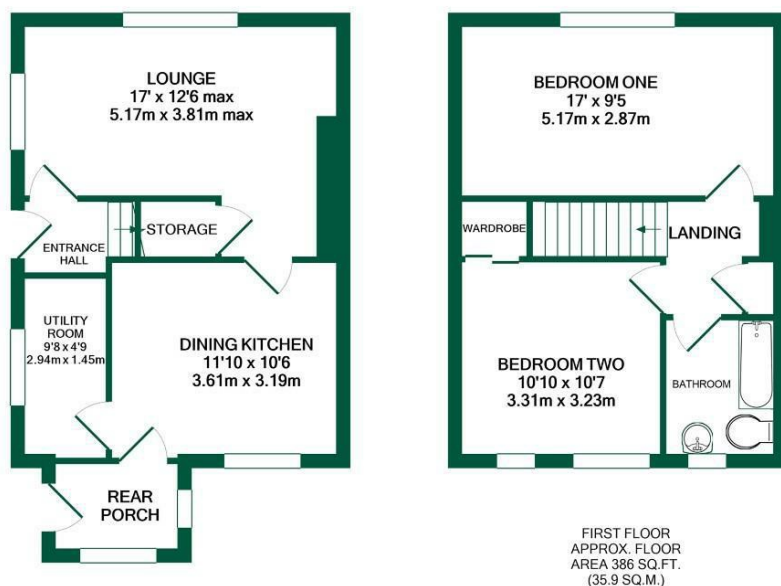


To The Outside

To the outside, the property sits on a substantial plot with lawned gardens to the front, side and rear. The rear garden includes mature apple trees and has a low level fence to the back boundary allowing for views of the farmland beyond. Immediately to the rear of the property is a good sized flagged patio area.

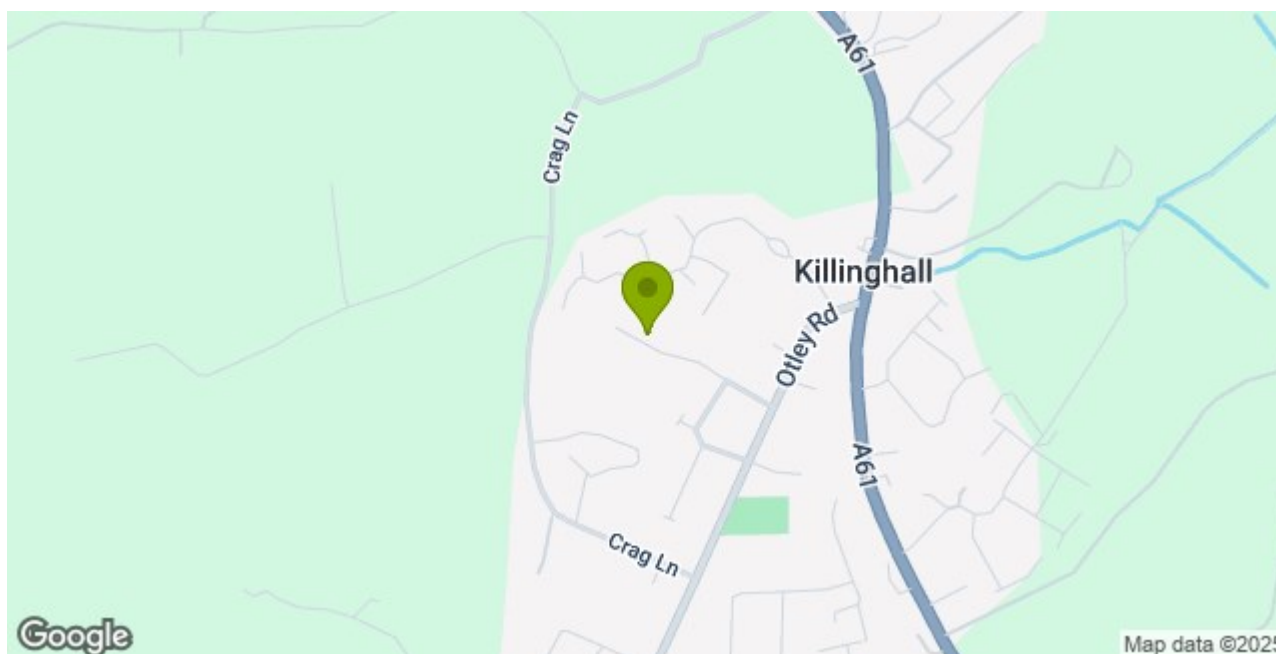
The property has a concrete path leading to the entrance door as well as off street parking and a timber framed garage.





TOTAL APPROX. FLOOR AREA 801 SQ.FT. (74.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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