

Floor Plan



TOTAL FLOOR AREA : 4133 sq.ft. (383.9 sq.m.) approx.

Energy Performance Certificates

Directions

Proceed out of Harrogate on Ripon Road and continue into the village of Killinghall where the property is found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Guide price £1,275,000

Glenmayne, 17 Ripon Road, Killinghall, Harrogate, North Yorkshire, HG3 2DG

5 Bedroom House - detached

A stunning five bedroomed family home offering spacious and well proportioned living accommodation throughout with great sized gardens located on the north side of Harrogate in the ever popular village of Killinghall. INTERNAL INSPECTION STRONGLY RECOMMENDED.



HOPKINSONS
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Description

A stunning five bedroomed family home offering spacious and well proportioned living accommodation throughout with great sized gardens located on the north side of Harrogate in the ever popular village of Killinghall. INTERNAL INSPECTION STRONGLY RECOMMENDED.

With gas fired central heating and double glazing throughout the living accommodation comprises in brief; entrance hall, cloak room, spacious living room with wood burning stove, second reception room with feature fireplace, office/study, large hall area with another feature fireplace, downstairs w/c. Modern fitted kitchen with granite worktops, gas / electric AGA and dining area with bi-folding doors leading out onto the patio creating a fantastic entertaining area. Separate utility and integral door into the double garage which also benefits from additional storage above accessed by a loft ladder. There is also a useful cellar measuring 13 x 8'9.

On the first floor the spacious landing leads to the master bedroom suite with built in wardrobes, dressing area and modern en-suite shower room with large walk in shower, double basin and w/c. Second double bedroom with fitted wardrobes and en-suite shower room with walk in shower, w/c and hand basin. There are three further double bedrooms with bedroom four having a fitted wardrobe and a staircase leading upto a mezzanine level which is currently used as a study area and provides access to useful loft and eaves storage. There is a modern house bathroom with bath, walk in shower, w/c and hand basin.

Outside to the front of the property is an electric gated entrance opening onto the gravelled driveway offering parking for multiple vehicles and leading to the double garage. There is also a large lawn with mature trees. To the rear is a generous sized lawn and a flagged patio offering a fantastic entertaining area with private access gate to the rear leading onto Otley Road.

