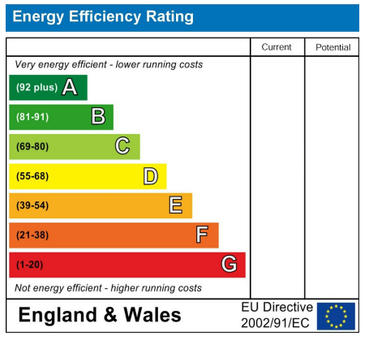
Floor Plan

TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate on Ripon Road continue down the hill towards the lights and turn left on Jenny Drive. Continue along Jennyfields Drive until you get to the first roundabout where you take the second exit and continue over the next round roundabout and take the first left where the property is easily found on your right hand side.

Council Tax Band E 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.

£525,000

42 Trefoil Drive, Killinghall, Harrogate, HG3 2WB

4 Bedroom House - Detached

A beautifully presented four bedroomed detached family home offering spacious and flexible living accommodation throughout with an open aspect to the front and benefiting from a wide variety of local amenities, situated in a superb location on the fringes of Harrogate's town centre.

HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas fire central heating, solar panels and double glazing throughout the living accommodation comprises; entrance hall, downstairs w/c, bay fronted lounge with feature fireplace, open plan dining kitchen with a playroom or study area/snug off to the side and a conservatory with a wood burning stove and double doors leading out into the private garden.

The kitchen includes integrated dishwasher, gas hob, single oven and space for an American fridge freezer. There is also a separate utility room with space for washer and dryer and a side door leading out into the garden.

On the first floor, the landing leads to the master bedroom with an ensuite shower room with walk-in shower, w/c and hand basin. Second bedroom with built-in wardrobes and a good size fourth bedroom again with built-in wardrobes and a modern house bathroom with shower over the bath, w/c and hand basin. From the landing there is a door leading to the stairs up to the third double bedroom which offers a useful space with amazing views towards the countryside with additional storage into the eaves.

Outside

Outside of the front of the property is a driveway offering off street parking for multiple vehicles which lead to the garage store. There is a secure side access gate takes you to the rear garden which offers multiple patio and decked areas creating pleasant seating areas and great entertaining space. There is also a large shed which can be used for storage.

Surrounding Area

Benefiting from a superb location situated on the fringes of Harrogate's town centre Trefoil Drive benefits from local amenities, Primary School, health and fitness centres and also the wide range of amenities in Harrogate town centre, including the excellent transport links via bus to the surrounding area and also further a field with rail links to Leeds, York and London Kings Cross. There are also a variety of countryside walks available in the surrounding area within close proximity to the property.