





1 Byland Avenue, Killinghall

£600,000 Offers Over

VERITY FREARSON

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A superb modern detached family home offering beautifully presented and spacious accommodation, forming part of a recently built development on the edge of Harrogate. The property enjoys a delightful setting close to open countryside with excellent access to countryside walks and an extensive network of footpaths, whilst still being just a short drive from Harrogate town centre and its wide range of amenities.

This impressive home provides generous and well-planned accommodation with high-quality modern fittings throughout, including multiple reception rooms, a stunning open-plan living kitchen and four double bedrooms. The property also benefits from a large driveway, detached double garage and an attractive landscaped rear garden.

OUTSIDE

A generous driveway to the front of the property provides ample off-road parking and leads to a large detached double garage with light and power. The garage benefits from plastered walls and flooring and offers excellent potential for conversion to additional accommodation, subject to obtaining the necessary consents.

To the rear there is an attractive garden laid mainly to lawn with well-stocked planted borders together with paved and decked sitting areas, creating an excellent outdoor entertaining space.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B



GROUND FLOOR

A spacious reception hall with fitted cupboard provides access to the principal living accommodation. The main sitting room is a particularly generous space with a bay window fitted with shutters and glazed bi-folding doors opening onto the rear garden.

There is also a second reception room which is currently used as a home office, providing a useful additional living or work-from-home space.

A particular feature of the property is the superb open-plan living kitchen which incorporates sitting and dining areas with glazed bi-folding doors leading directly to the garden. The stylish fitted kitchen comprises a range of modern units with integrated appliances and provides an ideal space for entertaining and everyday family living.

There is also a useful downstairs WC.



FIRST FLOOR

On the first floor there are four good-sized double bedrooms, each benefiting from fitted wardrobes. The principal bedroom suite includes a dressing room and a large en-suite shower room.

The remaining bedrooms are served by a stylish modern house bathroom fitted with both a bath and separate shower.





Total Area: 168.3 m² ... 1811 ft² (excluding double garage)
All measurements are approximate and for display purposes only.
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