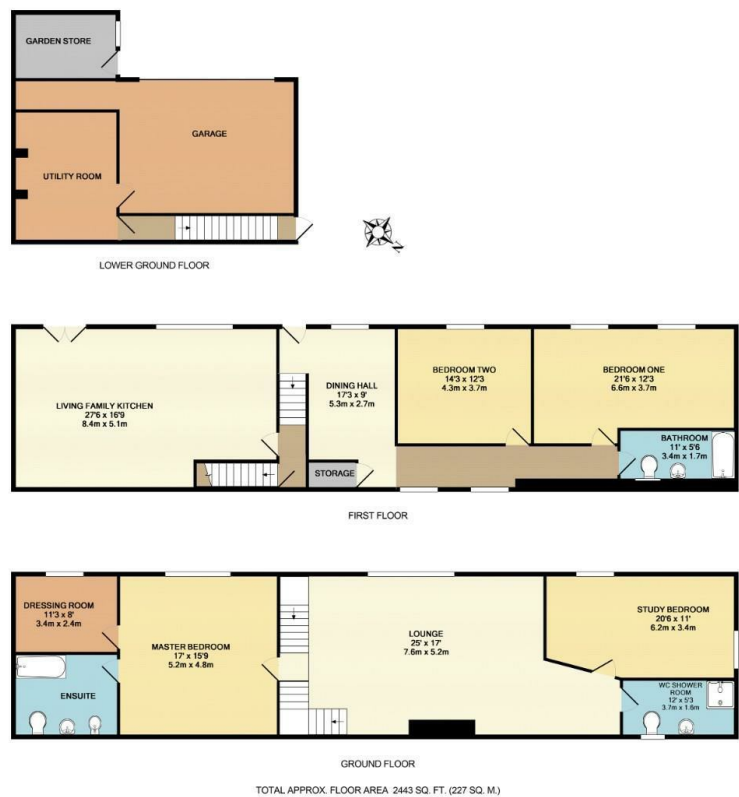
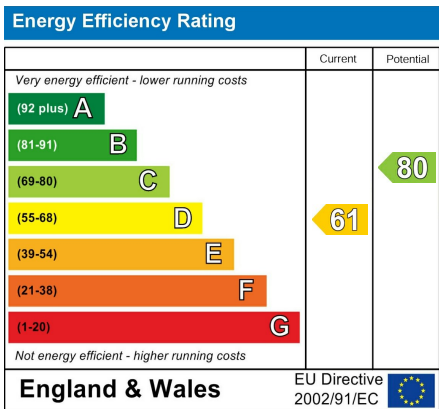


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the main Ripon A61 Road. Pass through Killinghall and just as your leaving the village, the property is clearly signposted with a Hopkinsons for sale board on the left-hand side.

Council Tax Band F 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.



£850,000

The Old Malt Kiln Ripon Road, Killinghall, Harrogate, HG3 2AZ 4 Bedroom House

The Old Malt Kiln is a stylish detached family home offering spacious flexibly arranged accommodation located on the edge of this popular village situated between Ripley and Harrogate.



# HOPKINSONS

ESTATE AGENTS

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



Description

The property offers the flexibility of four bedroom accommodation over two floors, two of which are at the ground floor and would be ideal for relatives and guests or teenagers wishing to escape from their parents! There is ample private parking plus an integral garage that has a useful store to the lower ground floor.

The heart of this beautiful home is it spacious living kitchen that has both a breakfast bar and ample space for dining table and chairs. The kitchen units offer base cupboards with an integrated dishwasher, washing machine and a Belfast sink with a long distance Nidderdale view. There is a freestanding Range Master cooking range with an extractor hood over.

To the ground floor, there is a L shaped reception hall with exposed stonework and new flooring. There are two double bedrooms and a fully tiled house shower room.

At the first floor, there is a stunning spacious lounge with a feature log burning stove set to a stone fireplace. There is a Master bedroom with a walk-in dressing room and an ensuite shower room. Additionally there is a further double bedroom and house bathroom.

Outside there are various private sitting areas that provide a beautiful entertaining space with long distance views towards Ripley woods.

The position could not be more convenient for those wishing to walk to Ripley or to catch the number 36 bus through to Harrogate and Ripon In Killinghall, there is a cricket club, Church, primary school and Tesco Express.

Nearby Harrogate offers a white choice of schooling options and a good road and rail network connecting the traveller and commuter to Leeds, York and London.

In Harrogate there is a wide choice of secondary schools as well as a whole host of bars, restaurants and cafés.

