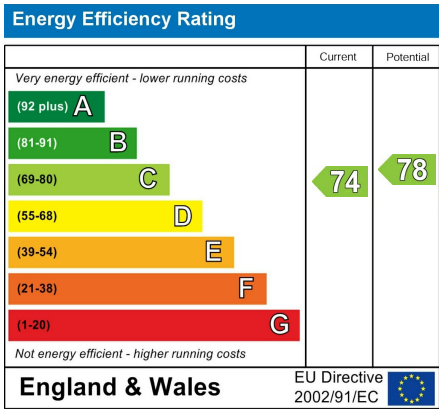


Floor Plan



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 Jennyfield Drive until you get to the first roundabout where you take the second exit. Take the first exit at the next roundabout onto Orchid Way the right onto Stonecrop Avenue then the first right onto Penny Royal Close where the property is found at the head of the cul de sac.

Council Tax Band D 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.



£400,000

6 Penny Royal Close, Killinghall, Harrogate, HG3 2WT

4 Bedroom House - Semi-Detached

A very well presented four bedroom semi detached home which has been extensively refurbished throughout and offers spacious and flexible living accommodation throughout and benefits from 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 central heating and UPVC double glazing throughout the living accommodation comprises; entrance porch, downside downstairs w/c, spacious bay fronted lounge, an inner hallway that leads to the open plan living kitchen with the dining area into the conservatory which has double doors out into the garden. The kitchen includes gas hob, single oven, integrated dishwasher and space for an American fridge freezer. There is a separate utility room with an integral door into the garage which could be used as a gym or hobby room with Velux windows, power and lighting.

On the first floor the landing leads to the master bedroom which with fitted wardrobes and ensuite shower room with walk-in shower w/c and hand basin, a good sized second double bedroom, third bedroom and a modern house bathroom with shower over the bath, w/c and hand basin. On the second floor is a loft room with built-in storage which has a variety of uses whether it be an office space, playroom, hobby room or an occasional bedroom.

Outside

Outside to the front of the property is a driveway offering off street parking for multiple vehicles and leads to the single garage. To the rear is a private landscaped garden with a patio area which creates an ideal entertaining area and an Astroturf lawn for low maintenance that creates a great usable garden all year round. The property benefits from a open aspect to the rear backing onto an open green with plenty of dog walks close by.

Surrounding Area

Benefiting from a superb location situated on the fringes of Harrogate's town centre with a wide range of local amenities, a Primary School, health and fitness centres and more wide range of amenities in Harrogate's 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.

