



Highburn Otley Road, Killinghall

£650,000 Offer Over



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A beautifully presented four-bedroom detached family home offering spacious and well-balanced accommodation, occupying a generous plot with private south-facing gardens, double garage and ample driveway parking, situated in the ever-popular village of Killinghall. Offered for sale with no onward chain.

This impressive home provides excellent family living space, featuring a superb open-plan living kitchen with bi-folding doors opening onto the garden, multiple reception rooms and three bath/shower rooms. The property is fitted with double glazing and gas central heating via a combi boiler, and is ideally suited to families seeking generous accommodation in a highly regarded village location.

Killinghall is a popular village to the north of Harrogate, well served by local amenities, schooling and transport links, and is within easy reach of Harrogate town centre.

OUTSIDE

To the front of the property there is a large driveway providing off-street parking for multiple vehicles and leading to a double garage with electric door, light and power. To the rear is a fully enclosed, south-facing garden with lawn and patio areas, including a seating area adjoining the bi-folding doors. The garden also includes a useful storage shed and provides an excellent space for outdoor relaxation and entertaining.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR

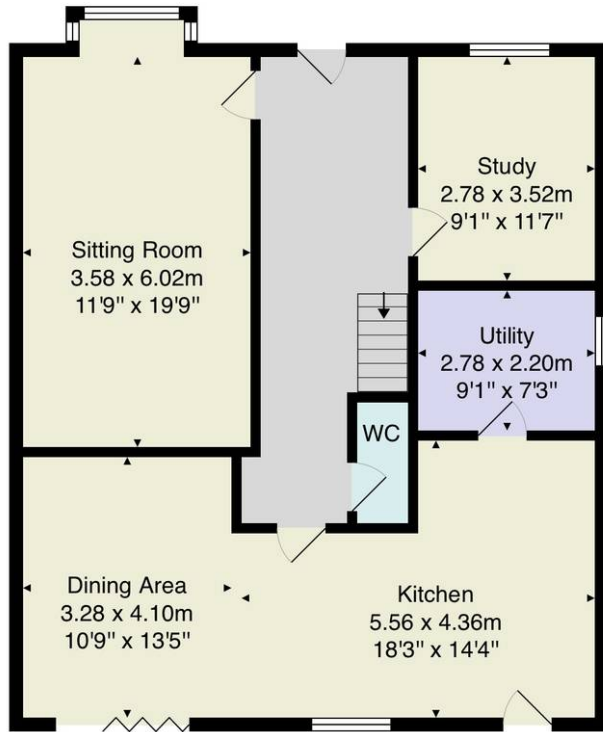
The ground floor accommodation is entered via a welcoming reception hall which leads to a spacious sitting room with bay window and contemporary wall mounted gas fire. There is a separate study/playroom providing useful additional living space.

A main feature of the property is the impressive open-plan living kitchen and dining area, fitted with solid wood units and granite worktops, together with integrated appliances including fridge, freezer, dishwasher and Kensington gas range cooker. Bi-folding doors open directly onto a south-facing patio, creating an excellent space for entertaining. In addition, there is a downstairs WC and separate utility room with sink and plumbing and space for a washing machine and tumble dryer.

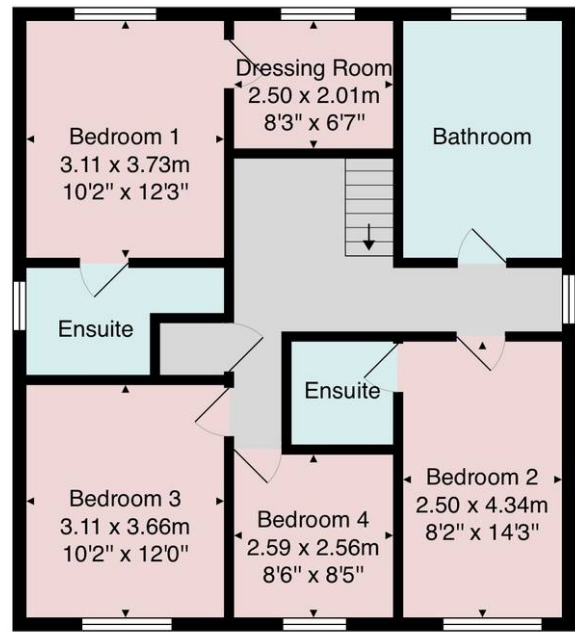
FIRST FLOOR

The first floor is arranged around a split-level landing. To one side is the principal bedroom suite, which benefits from a walk-in dressing room and en-suite shower room with walk-in shower, WC and basin. Two further double bedrooms are located on this side of the landing. To the opposite side is a further double bedroom with its own en-suite shower room, making it ideal for guests. The accommodation is completed by a large house bathroom fitted with a bath, separate walk-in shower, basin and WC.





Ground Floor



First Floor

Total Area: 173.7 m² ... 1870 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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