



**53 Thomas Drive, Killinghall**

£515,000 Guide Price



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A most impressive 5 bedroom executive home, forming part of this small and exclusive development located in the popular village of Killinghall, just 5 minutes drive from Harrogate. This superb property enjoys one of the best positions in the development directly adjoining open countryside. A particular feature to the property are the generous south facing rear gardens.

An internal viewing is essential to appreciate the well appointed accommodation and delightful position of this attractive family home. Offered for sale with no chain.

The stylish accommodation comprises:

#### OUTSIDE

Driveway leading to single detached garage. A particular feature to the house are the generous and attractive south facing garden incorporating good sized lawn and patio, which directly backs onto the open countryside.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B



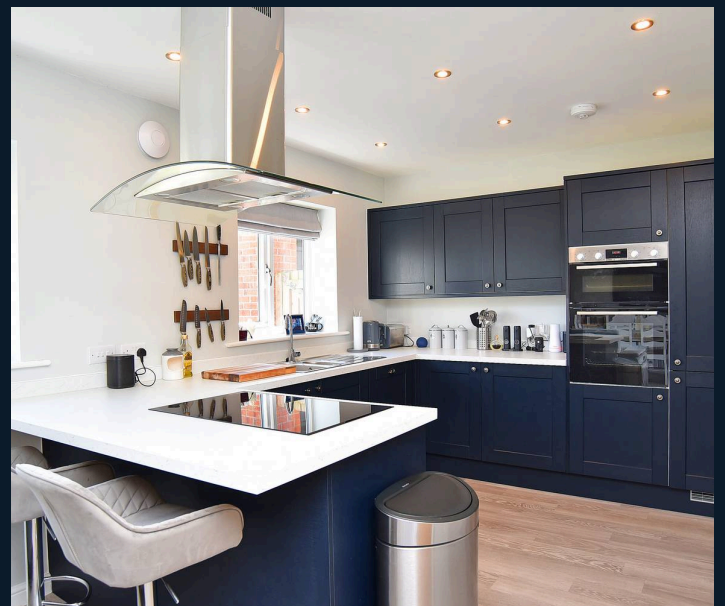
#### GROUND FLOOR

Entrance hall, lounge with bay window and family room/office. Double doors from the lounge open to a stunning living kitchen incorporating good sized kitchen, sitting and dining area with doors opening onto the rear garden.

The kitchen incorporates a range of wall and base units, integrated appliances and breakfast bar seating. Separate utility room and door to side.

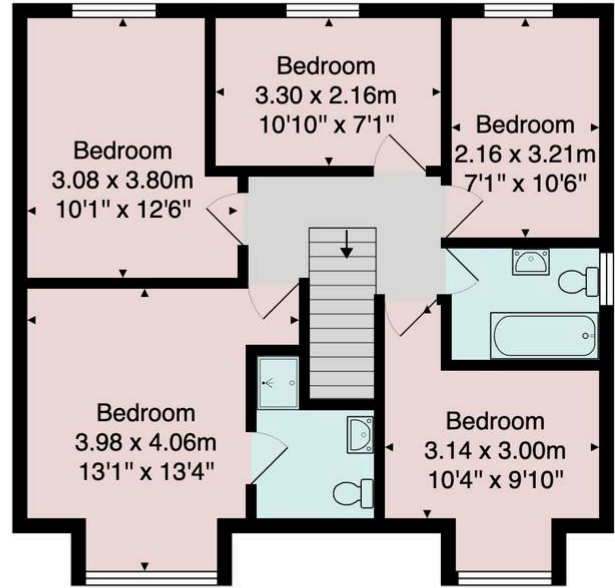
#### FIRST FLOOR

5 good sized bedrooms, the master features an attractive en-suite shower room. House bathroom with 3 piece white suite.





Ground Floor



First Floor

Total Area: 127.8 m<sup>2</sup> ... 1376 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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