



## 3 Otley Road, Killinghall

£175,000 Guide Price



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WINNING AGENT**

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**An attractive stone-built two-bedroom period terrace house offering deceptively spacious accommodation, beautifully presented throughout situated in a popular village just a short drive from Harrogate.**

This charming village home combines character features with modern fittings and neutral décor, creating a property ready for immediate occupation. The accommodation briefly comprises an entrance lobby, a generously proportioned sitting room featuring an impressive stone fireplace with multi-fuel stove, and a stylish fitted dining kitchen with a range of modern units and ample workspace.

To the first floor are two bedrooms, including a particularly spacious principal bedroom, together with a house bathroom fitted with a white suite incorporating a shower over the bath.

Outside, there is an enclosed rear courtyard providing a private seating area and useful access to the rear.

The property occupies a convenient position within the sought-after village of Killinghall, just a short drive from Harrogate town centre. The village offers an excellent range of local amenities, including a well-regarded village store, primary school, public houses and regular transport links, whilst the surrounding countryside is close at hand.

**An ideal first-time purchase, investment property or downsize opportunity, early viewing is strongly recommended.**

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

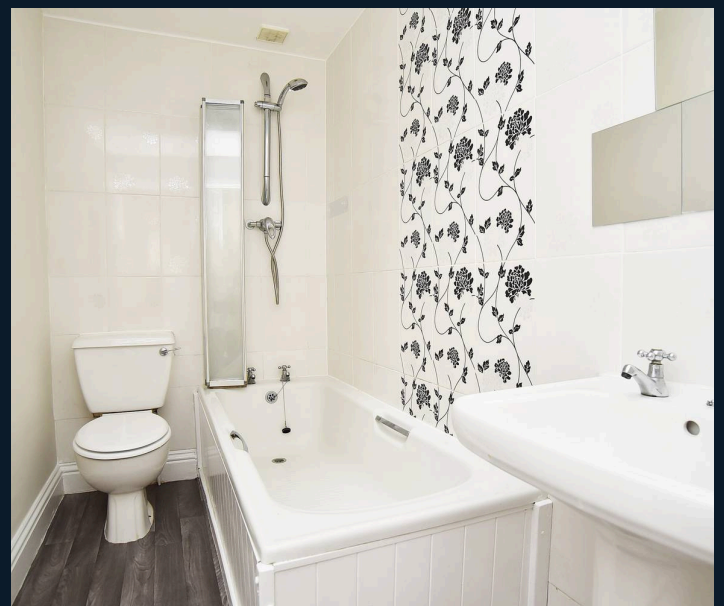
EPC Environmental Impact Rating: D

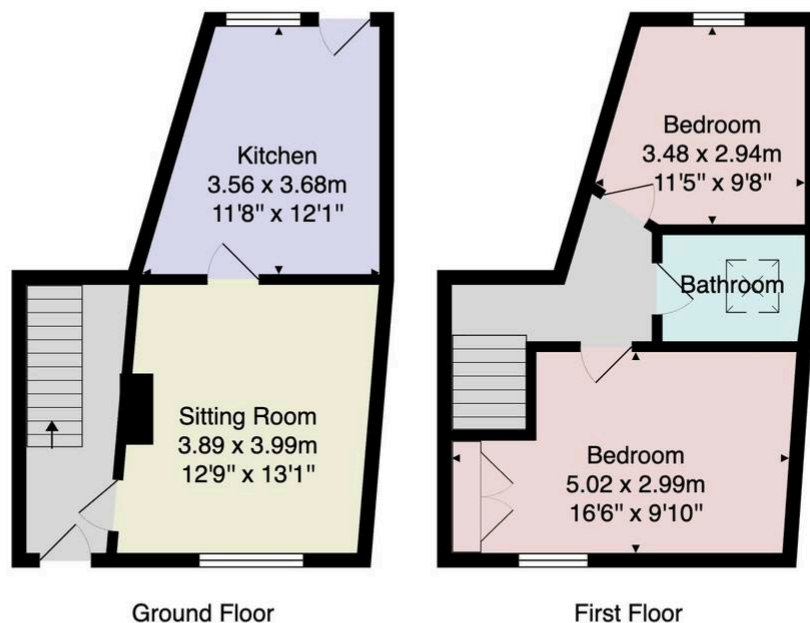


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Total Area: 63.6 m<sup>2</sup> ... 685 ft<sup>2</sup>

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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