

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

[verityfearson.co.uk](http://verityfearson.co.uk)



**42 Otley Road, Killinghall, Harrogate, North Yorkshire, HG3 2DW**

**£250,000**

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 42 Otley Road, Killinghall, Harrogate, North Yorkshire, HG3

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A fantastic opportunity to purchase a two-bedroom detached bungalow with driveway, garage and garden situated in this popular village just a short distance from Harrogate town centre.

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The spacious and well-presented accommodation has a large sitting room together with separate snug / dining room and kitchen overlooking the garden. There are two large double bedrooms, together with a bathroom, separate cloakroom and storeroom. The property has an attractive lawned garden to the rear as well as a driveway which provides off-road parking and leads to a single garage.

The property is situated in the heart of Killinghall and is well served by local village amenities, close to open countryside and is just a short drive from Harrogate town centre.





### **SITTING ROOM**

A spacious reception room with windows to two sides. Glazed doors lead to -

### **SNUG / DINING ROOM**

A further sitting or dining area with windows overlooking the garden.

### **KITCHEN**

With fitted wall and base units and space for appliances. Window overlooking the garden and glazed door to rear.

### **BEDROOM 1**

A double bedroom with window to side.

### **BEDROOM 2**

A further double bedroom with a window to front and fitted wardrobes.

### **BATHROOM**

A white suite comprising a WC, washbasin, and bath with shower above. Window to side.

### **CLOAKROOM**

With WC and washbasin. Window to side.

### **OUTSIDE**

A drive provides off-road parking and lead to a **SINGLE GARAGE**. To the rear of the property there is an attractive lawned garden with planted borders.

**Council Tax Band - D**





Total Area: 73.6 m<sup>2</sup> ... 793 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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North Yorkshire, HG1 1JT

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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>How energy efficient is your building? (2022)</p> <p>100-91% <b>A</b></p> <p>90-88% <b>B</b></p> <p>87-85% <b>C</b></p> <p>84-82% <b>D</b></p> <p>81-79% <b>E</b></p> <p>77-75% <b>F</b></p> <p>73-71% <b>G</b></p> <p>Below 71% <b>G</b></p>			
	63		62
<p>How environmentally friendly is your CO<sub>2</sub> emissions? (2022)</p> <p>100-100% <b>A</b></p> <p>95-91% <b>B</b></p> <p>85-85% <b>C</b></p> <p>81-81% <b>D</b></p> <p>77-77% <b>E</b></p> <p>73-73% <b>F</b></p> <p>69-69% <b>G</b></p>			
			85
<p>Not energy efficient - April 2022</p> <p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>Not environmentally friendly - April 2022</p> <p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	