



10 Thomas Drive, Killinghall, Harrogate, North Yorkshire, HG3 2FA

£369,950

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A beautifully presented three-bedroom detached modern property with attractive landscaped garden, driveway and garage situated in a delightful position with an attractive outlook over the adjoining wild meadow and countryside beyond, forming part of this popular new development in Killinghall.

This super property is appointed to a high standard and the accommodation comprises a spacious reception hall which leads to the sitting room, spacious dining kitchen and downstairs WC. There is also a useful separate utility room. Upstairs, there are three bedrooms, an ensuite shower room and a modern bathroom. To the rear of the property there is an attractive newly landscaped garden with lawn and patios and a driveway provides generous off-road parking for three vehicles and leads to a detached garage which has an electric door, light and power.

This modern property is sold with the remainder of a 10-year builder's guarantee and is situated on this desirable modern development in the popular village of Killinghall, well served by excellent local amenities including shops and schooling, and just a few minutes' drive from Harrogate town centre.





GROUND FLOOR

DINING KITCHEN

With a spacious dining area and window to front. The kitchen comprises a range of stylish fitted wall and base units with electric hob, double oven, integrated fridge/freezer and dishwasher. Wall mounted TV available by way of separate negotiation.

UTILITY

A useful space with fitted units with space and plumbing for washing machine and tumble dryer. Door to side.

CLOAKROOM

With WC, basin and heated towel rail.

SITTING ROOM

A spacious reception room with window to rear with fitted shutters and glazed doors leading to the garden.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front. Wall-mounted TV available by way of separate negotiation.

EN-SUITE SHOWER ROOM

BEDROOM 2

A double bedroom with window to rear.

BEDROOM 3

A single bedroom with window to front.

BATHROOM

A modern white suite with WC, basin and bath with shower above. Heated towel rail, window to rear and tiled walls and floor.

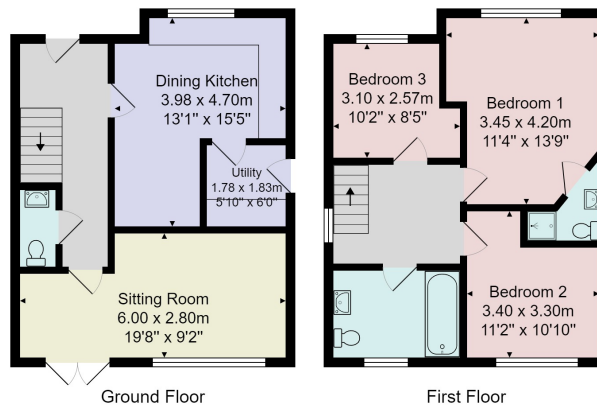
OUTSIDE

A drive provides parking for up to three vehicles and leads to a large garage which has an electric door, light and power. There is a newly landscaped garden to the rear with lawn, well-stocked borders and paved sitting areas. There is a hot tub which is available by way of separate negotiation.

Tenure - Freehold

Council Tax Band - E





Total Area: 88.7 m² ... 955 ft²

All measurements are approximate and for display purposes only.
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