



VERITY
FREARSON

54 RIPON ROAD, KILLINGHALL, HG3 2DF

£499,950

54 RIPON ROAD

Killinghall, HG3 2DF

A spacious and beautifully presented four-bedroomed semi-detached stone property with attractive garden and parking, situated in this popular village just a short distance from Harrogate. This stunning property has been newly converted and modernised to a high standard by the current owners.

The extended accommodation now provides two generous reception rooms, together with an impressive open-plan dining kitchen with bi-folding glazed doors overlooking the attractive rear garden. There is also a large utility room, downstairs WC and a basement which provides useful additional space and storage. Upstairs, there are four large bedrooms, a modern en-suite shower room and house bathroom. A shared drive provides off-road parking for at least two vehicles, and there is an attractive lawned garden to the rear of the property.

The property is situated in the popular village of Killinghall, well served by excellent local amenities including shop and primary school and is just a few minutes' drive from Harrogate. Offered for sale with no onward chain.



Basement · Sitting Room · Living Room · Dining Kitchen · Utility · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Shared Gravel Drive providing Off-Road Parking · Electric Charging Point · Garden







ACCOMMODATION

LOWER GROUND FLOOR

BASEMENT

There is a useful basement area fitted out to provide a snug / sitting area and useful storage space. There are no windows in the basement, but it has been tanked out to provide a pleasant, dry additional space.

GROUND FLOOR

SITTING ROOM

A spacious reception room with attractive cast-iron fireplace.

LIVING ROOM

A further large reception room with attractive fireplace.

DINING KITCHEN

A stunning open-plan living area and kitchen with bi-folding glazed doors overlooking the garden and a glazed roof atrium. The kitchen comprises a range of stylish wall and base units with Corian worktop, island and breakfast bar. There is an induction hob, three integrated ovens including a steam oven and combination microwave oven, integrated fridge, freezer and dishwasher.

UTILITY ROOM

Providing a further useful space with fitted worktops, sink, integrated dishwasher and useful extra induction hob. There is also space for additional appliances and plumbing for a washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms, with some having attractive ornamental fireplaces.

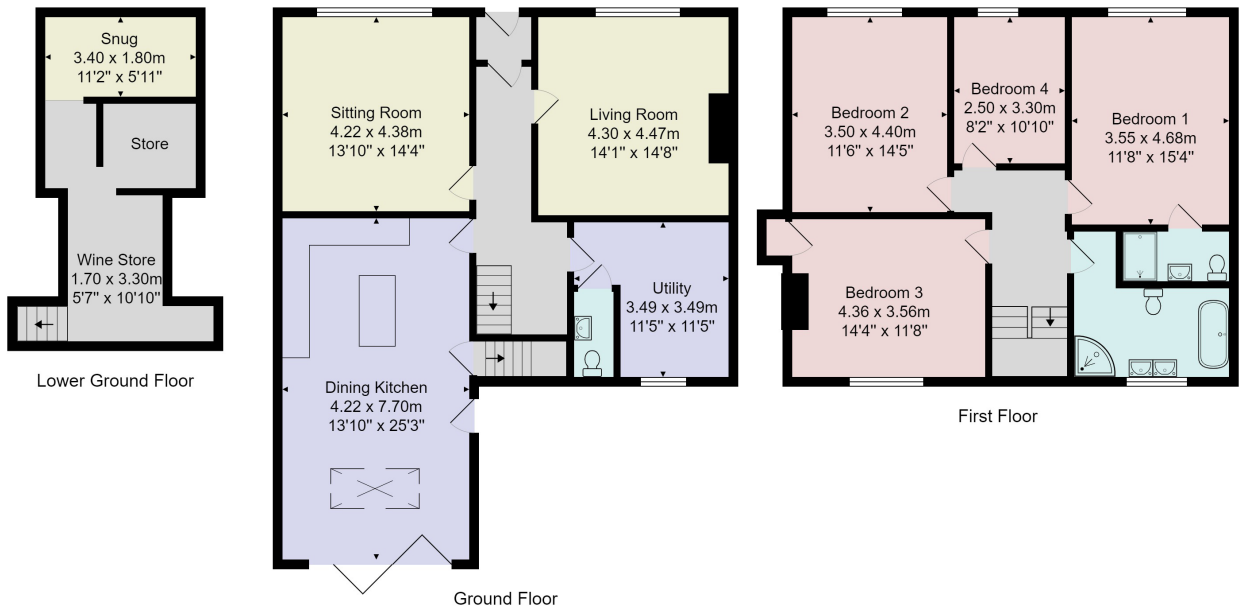
EN-SUITE SHOWER ROOM

The master bedroom has a modern en-suite with WC, twin washbasins set atop a vanity unit, and a large walk-in shower. Tiled walls and floor and heated towel rail.

BATHROOM

Modern white suite with WC, twin washbasins set within a vanity unit, free-standing bath and shower. Heated towel rail and tiled walls and floor.

FLOOR PLAN



Total Area: 202.2 m² ... 2177 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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Outside

To the side of the property there is a shared gravel drive which provides off-road parking for at least two vehicles, with an electric charging point. There is an attractive rear garden with lawn, well-stocked planted borders and paved sitting areas.

Services

All mains services connected.

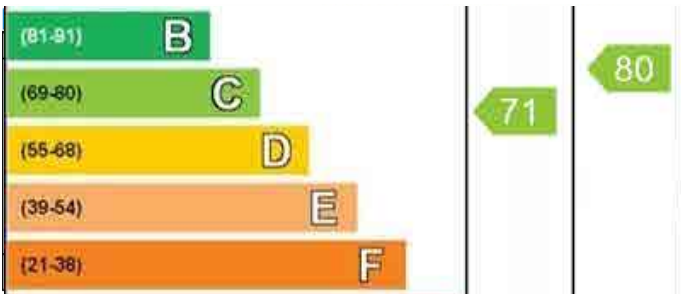
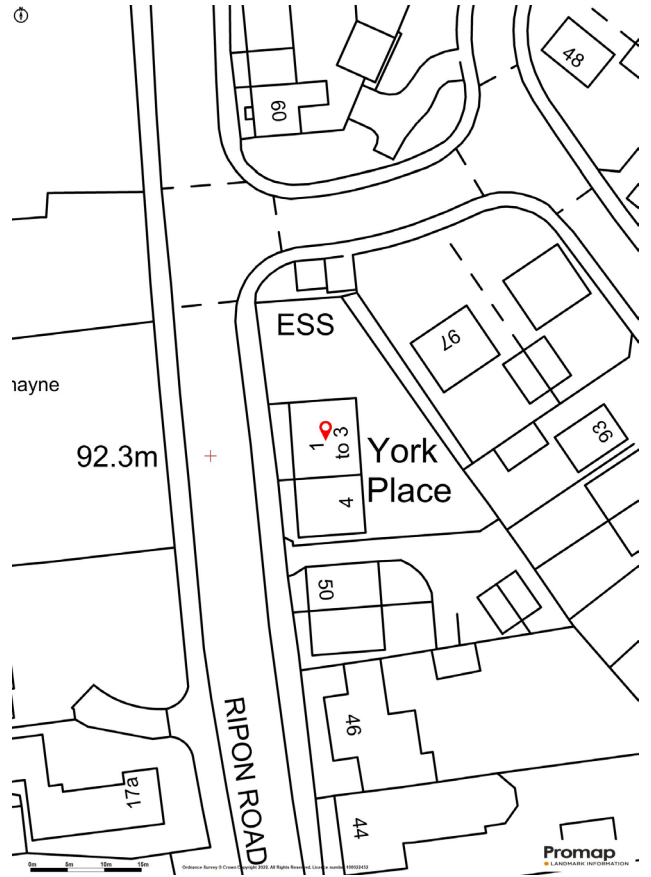
Agent's Note

The red line on the picture shows the approximate boundary of the parking area for the property. Please note that these lines show only the approximate boundary of the land, and purchasers should ask their legal advisers to confirm the exact boundaries prior to purchase.

Tenure

Freehold

Council Tax Band - E



Harrogate

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