



1 Addison Villas, Killinghall, Harrogate, North Yorkshire, HG3 2DD

£395,000

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A well-presented and spacious four-bedroom semi-detached house with garage and large garden, situated in this popular village just a short drive from Harrogate town centre.

This excellent property has been extended to provide generous accommodation. On the ground floor there is a sitting room, together with modern kitchen and conservatory. Upstairs there are four good-sized bedrooms, including the main bedroom which has an en-suite bathroom, plus the house bathroom. A particular feature of the property is the large and attractive rear garden, which has a large patio providing an excellent outdoor entertaining space. There is a drive which provides ample parking and leads to a garage and workshop.

The property is situated in the heart of the popular village of Killinghall, well served by excellence local amenities, including shops and primary school, and just a short distance from Harrogate town centre.





GROUND FLOOR

SITTING ROOM

A spacious reception room with windows to front.

KITCHEN

With a range of modern wall and base units with oak worktops and breakfast bar. Electric hob and double oven and integrated dishwasher.

CONSERVATORY / DINING ROOM

Providing a further sitting area with windows and glazed doors overlooking the garden.

CLOAKROOM

With WC and washbasin.



FIRST FLOOR

BEDROOMS

There are four good sized bedrooms on the first floor with the main bedroom, having an en-suite bathroom.

EN-SUITE SHOWER ROOM

A white modern suite with WC, large walk-in shower, washbasin and bath. Heated towel rail. Tiled walls and floor.

BATHROOM

With WC, washbasin, bath with shower above and heated towel rail. Tiled walls and floor.



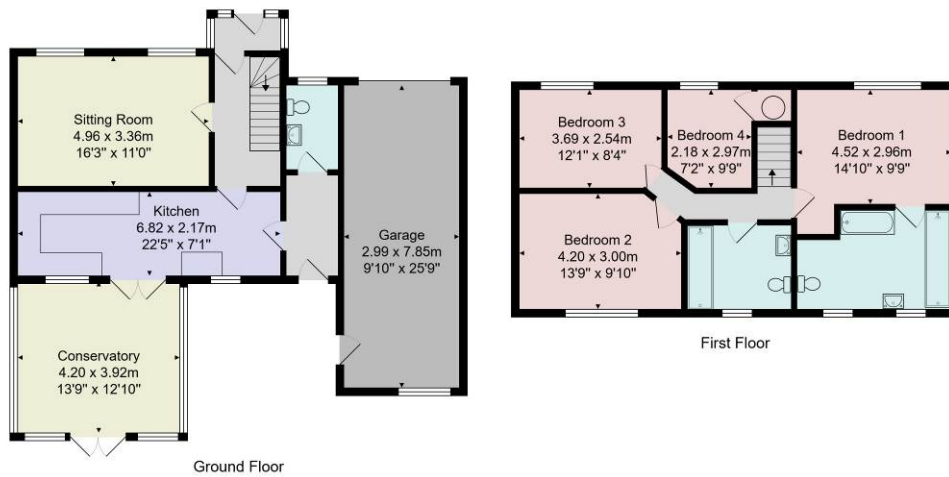
OUTSIDE

The property occupies a generous corner plot. To the front there is a generous drive with parking for three cars and hardstanding, which leads to a garage and workshop. To the rear there is a large lawned garden with patio, pond, summerhouse and garden shed.

Tenure - Freehold

Council Tax Band - C





Total Area: 153.2 m² ... 1649 ft²
 All measurements are approximate and for display purposes only.
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