



VERITY
FREARSON

52 RIPON ROAD, KILLINGHALL, HG3 2DF

£399,950

52 RIPON ROAD,

Killinghall, HG3 2DF

A beautifully presented four-bedroom 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 reception rooms, together with an impressive open-plan dining kitchen with bi-folding glazed doors overlooking the attractive rear garden. There is also a downstairs WC. 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.

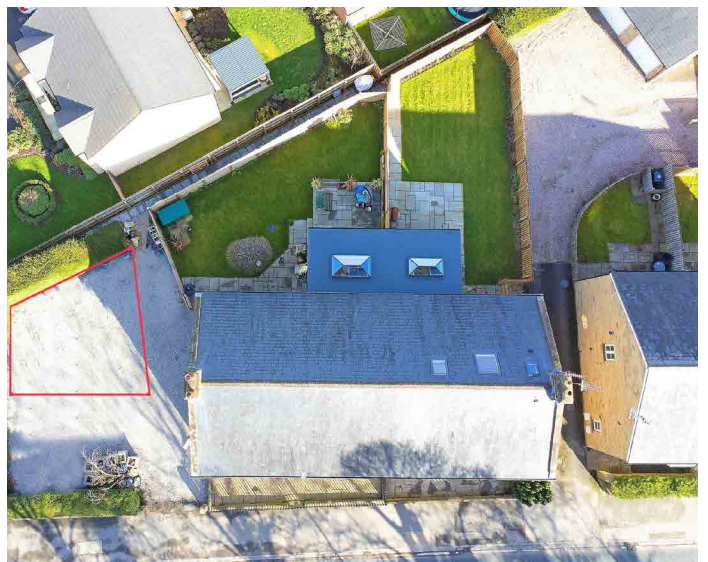
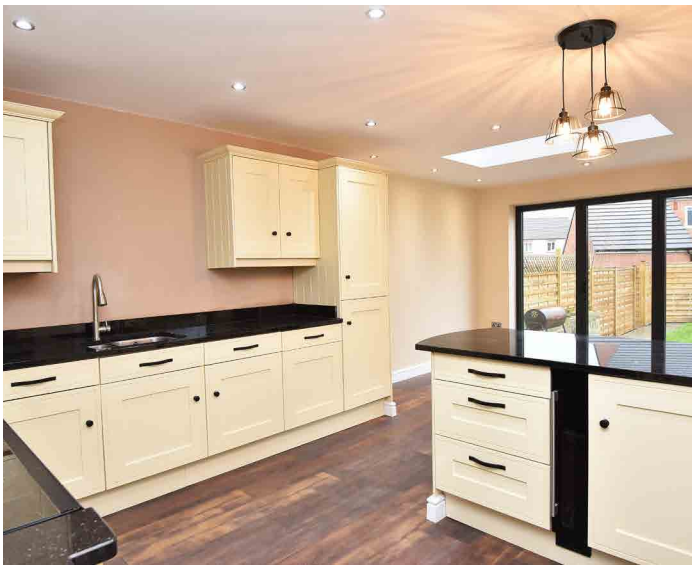


Sitting Room · Family Room · Living Kitchen · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Attractive Lawned Garden · Electric Car Charging Point







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with fitted cupboards and an attractive fireplace with open fire.

FAMILY ROOM

A further reception room with window to front and ornamental fireplace.

LIVING KITCHEN

A stunning open-plan living area and kitchen with sitting and dining areas and bi-folding doors leading to the garden. The kitchen comprises a range of stylish wall and base units with granite worktop and breakfast bar. Range cooker, integrated fridge / freezer, dishwasher and wine fridge.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with ornamental fireplace and window to the front. Fitted cupboard.

BEDROOM 2

A double bedroom with windows to front and side.

BEDROOM 3

A further bedroom with windows to rear.

BATHROOM

With a white modern suite comprising WC, washbasin set with a vanity unit, roll top slipper bath and separate shower. Heated towel rail. Tiled walls and floor.

SECOND FLOOR

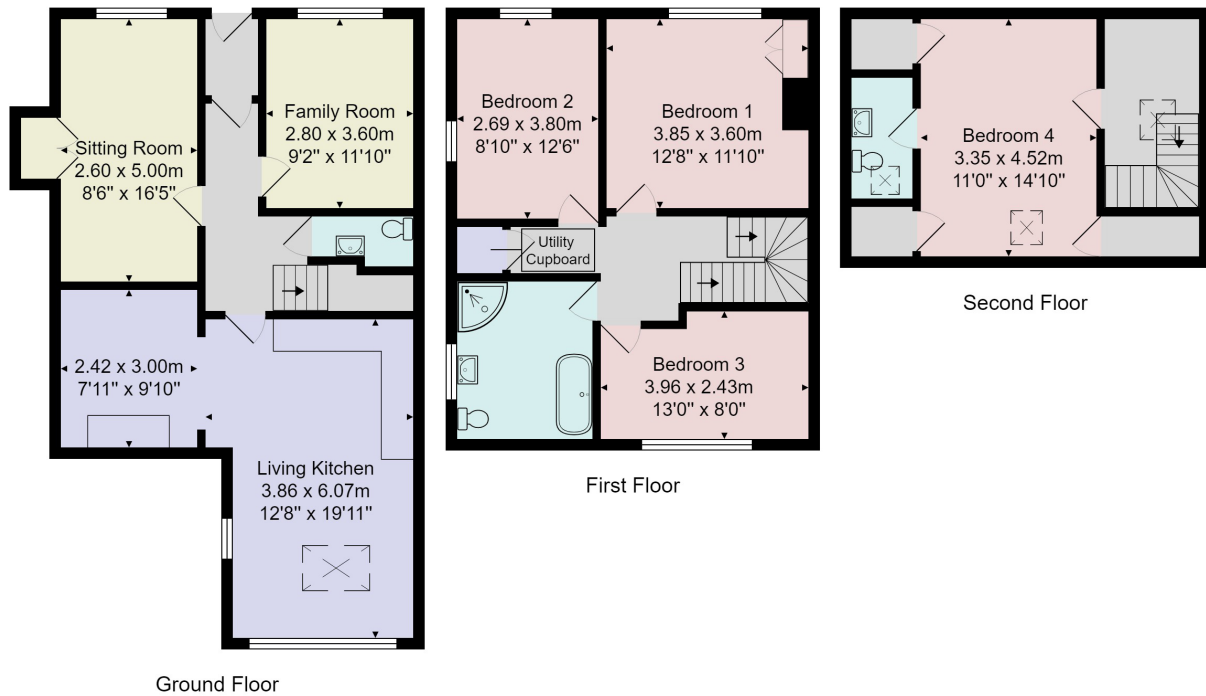
BEDROOM 4

A double bedroom with skylight window fitted cupboards.

EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit, and shower. Tiled walls and floor and skylight window.

FLOOR PLAN



Ground Floor

First Floor

Second Floor

Total Area: 151.8 m² ... 1634 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 rear of the property there is an attractive lawned garden with patio and fenced boundary. A drive provides parking for two vehicles with an electric car-charging point.

Agents Note

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

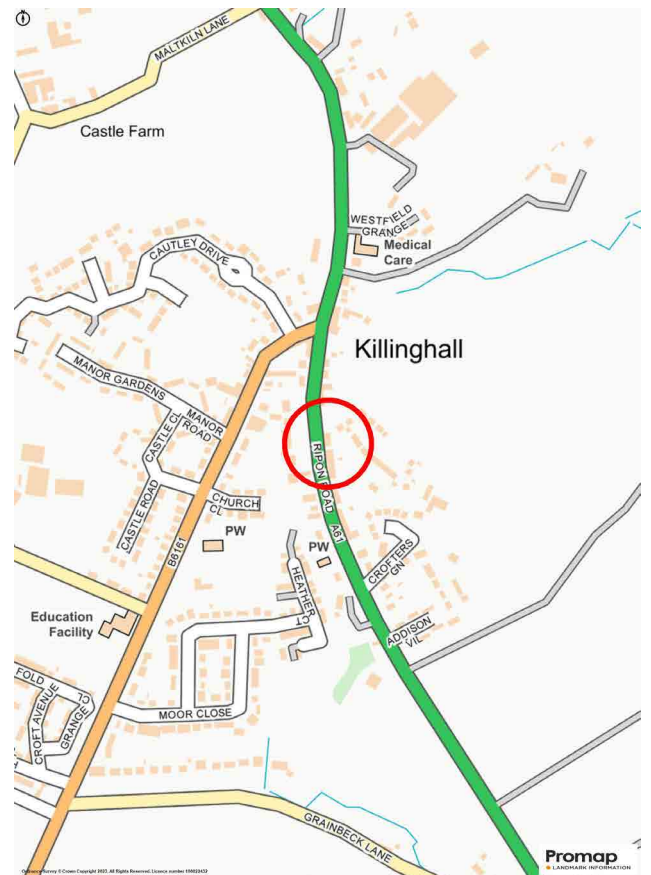
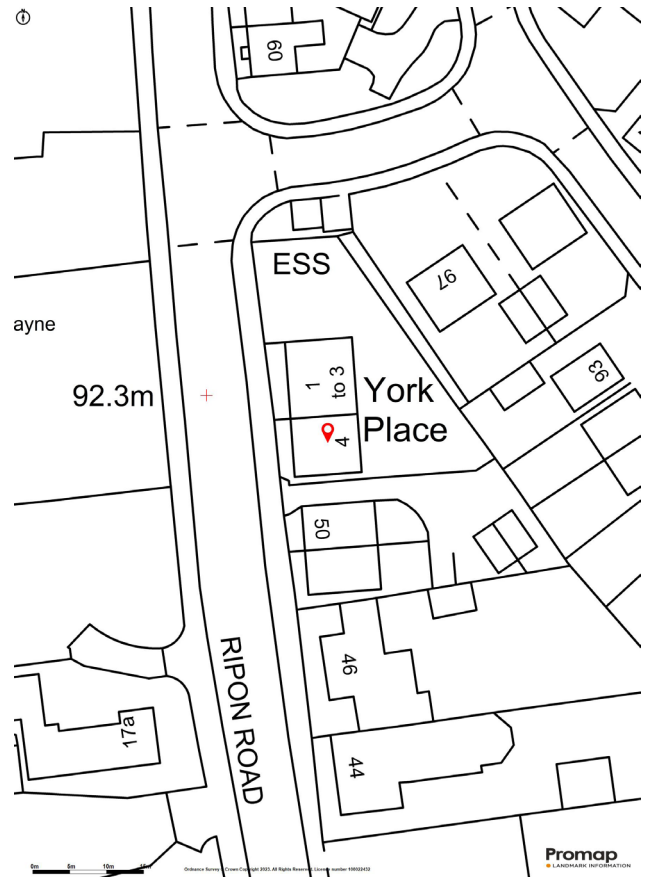
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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