



52 Clover Way, Killinghall, Harrogate, HG3 2WE

£229,950



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A well presented two-bedroom semi-detached property with good-sized, garden and parking, situated in a quiet position on a peaceful cul-de-sac.

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This superb property provides bright and airy accommodation with a spacious reception room, dining kitchen, two good-sized bedrooms and bathroom. Outside, the property there are 2 designated parking spaces in front of the house and to the rear there is a good sized garden and patio.

The property is situated on a desirable peaceful position, served by nearby amenities and close to Harrogate town centre.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with window to front and under stairs cupboard.

### **DINING KITCHEN**

With dining area and window to rear with glazed door leading to the garden. The kitchen comprises a range of wall and base units with electric hob and oven. Space for appliances.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front and fitted wardrobes and cupboard.

### **BEDROOM 2**

A double bedroom with window to rear.

### **BATHROOM**

A white suite with WC, basin, bath with shower above and window to rear.

### **OUTSIDE**

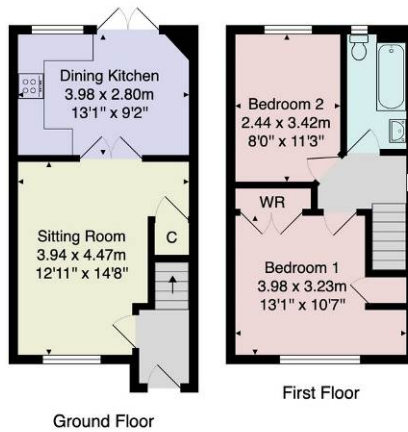
There are 2 designated parking spaces in front of the house. To the rear there is a garden with lawn and patio.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 60.0 m<sup>2</sup> ... 646 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.  
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## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

