



19 Castle Close, Killinghall, Harrogate, North Yorkshire, HG3 2DX

£250,000

Offers Over



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A three-bedroom semi-detached house with extended living accommodation, situated in this delightful position at the end of a quiet cul-de-sac.

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This excellent property is now offered for sale for the first time since it was built in 1961 and offers well-maintained accommodation comprising extended living accommodation on the ground floor, with sitting room, dining area, and family room with patio doors leading to the garden, as well as a well-equipped kitchen. Upstairs, there are three bedrooms and a shower room. The drive provides parking and leads to a garage and there is an attractive garden with lawn and planted borders.

This delightful home is situated in a quiet position at the end of a peaceful cul-de-sac within this popular village, well served by local amenities and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with bay window and living-flame gas fire.

### **DINING ROOM**

Providing a dining area.

### **FAMILY ROOM**

A further reception room and extended living space with patio doors leading to the garden.

### **KITCHEN**

With fitted wall and base units and integrated appliances plus cooker and washing machine. Built-in cupboard.

## **FIRST FLOOR**

### **BEDROOMS**

There are three bedrooms on the first floor, including two double bedrooms with fitted wardrobes.

### **SHOWER ROOM**

A white suite comprising WC, washbasin and shower. Heated towel rail.

### **OUTSIDE**

A drive provides parking and leads to a garage. To the rear there is a garden with lawn and sitting areas and a timber garden shed.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 81.7 m<sup>2</sup> ... 880 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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