



VERITY
FREARSON

18 RIPON ROAD, KILLINGHALL, HG3 2DF

GUIDE PRICE £550,000

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Killinghall, HG3 2DF

A charming four-bedroomed double-fronted village property with generous gardens and off-road parking situated in the heart of this sought-after village, well served by village amenities and just a short drive from Harrogate town centre.

The property has been extended to provides spacious accommodation, suitable for modern-day family living, with flexible living space which includes a well-equipped kitchen together with three reception rooms including the extended family room with its vaulted ceiling, plus a study, utility room and downstairs shower room. Upstairs there are four good-sized bedrooms and a modern house bathroom.

The property is situated in this most convenient location, being in an attractive village surrounded by beautiful open countryside yet near to village amenities.



Living Room · Dining Room · Breakfast Kitchen · Study · Family Room · Utility Room

4 Bedrooms · Bathroom · Shower Room

Ample Off-Road Parking · Extensive Lawned Gardens







ACCOMMODATION

The accommodation briefly comprises the following –

GROUND FLOOR

LIVING ROOM

A spacious reception room with window to front and attractive stone fireplace with wood-burning stove.

DINING ROOM

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

BREAKFAST KITCHEN

A spacious kitchen with space for a dining area. Point for range cooker and fitted appliances. Windows to side and rear and door leads to garden.

STUDY

A useful study area, leading to the extended part of the house.

FAMILY ROOM

A superb extended living space with vaulted ceiling and exposed wooden beams. Wood-burning stove and glazed doors lead to the garden.

UTILITY ROOM

With plumbing for the washing machine.

SHOWER ROOM

A modern white suite with WC, washbasin and shower. Window to rear.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A double bedroom with window to front.

BEDROOM 3

A further bedroom with window to rear.

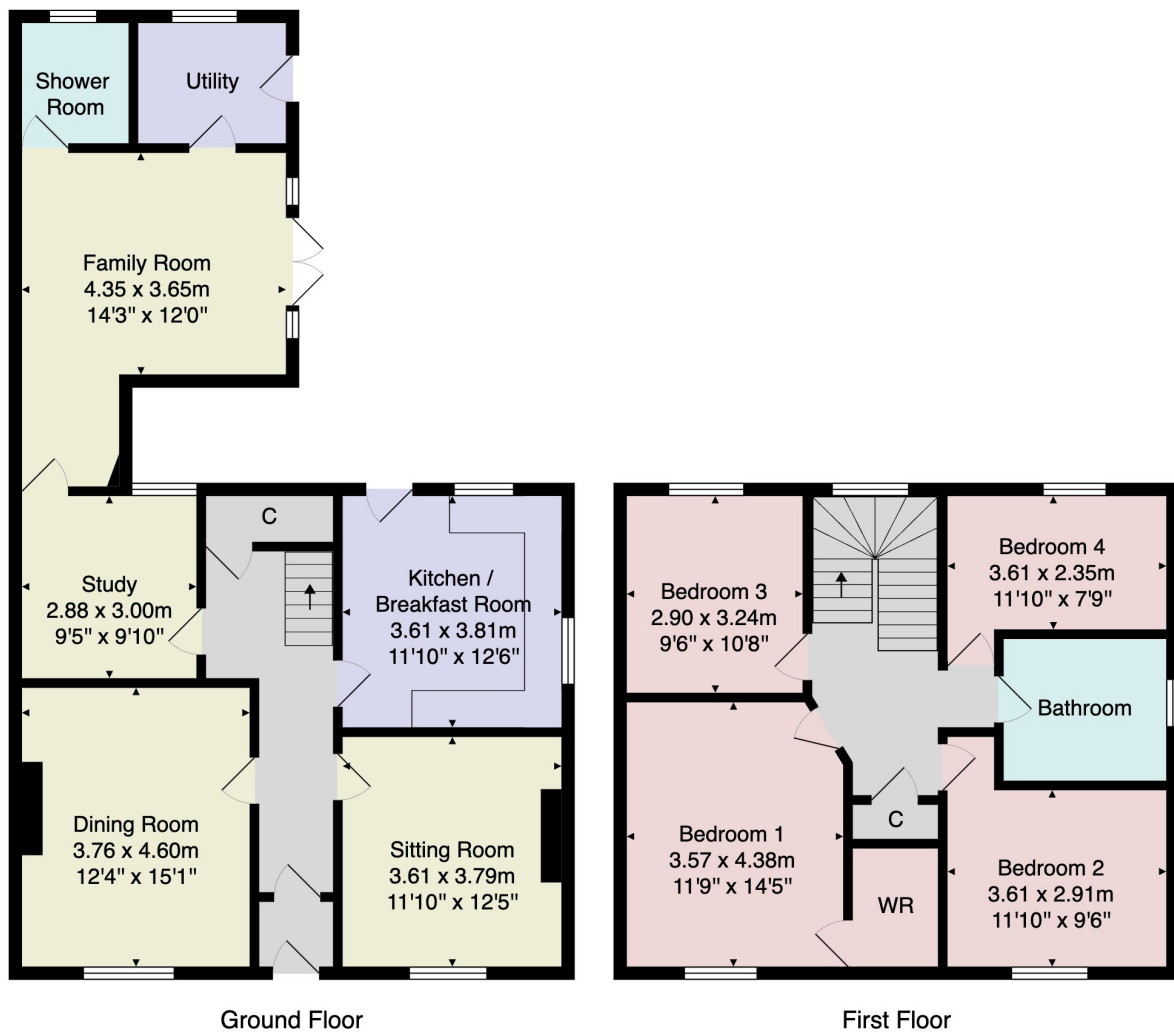
BEDROOM 4

A further bedroom with window to rear.

BATHROOM

With WC, washbasin and free-standing bath. Window to side.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 166.6 m² ... 1793 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

The property occupies a generous plot with extensive lawned gardens, mature borders and paved sitting area. There is a generous driveway which provides ample off-road parking.

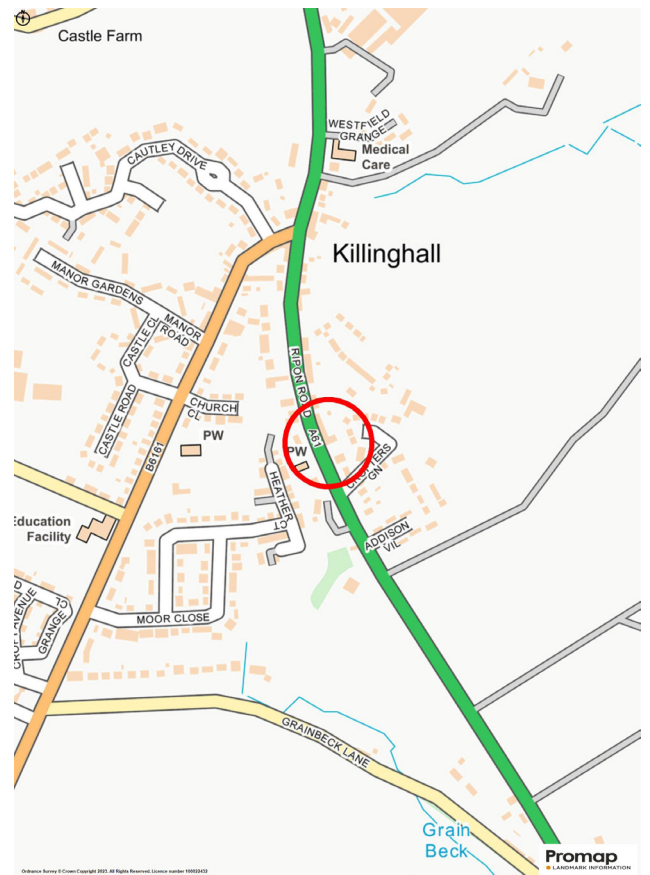
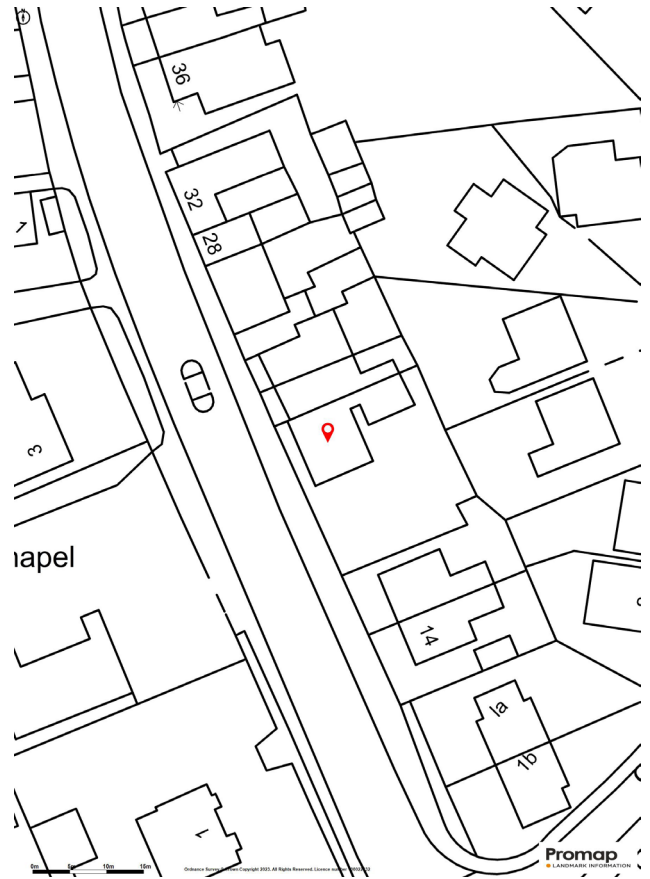
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	52	
(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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