

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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22 Angelica Close, Killinghall, Harrogate, HG3 2WD

£215,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

22 Angelica Close, Killinghall, Harrogate, HG3 2WD

A well-presented two-bedroom middle-of terrace modern town house with good-sized garden and parking, situated in a quiet position on a peaceful cul-de-sac.

This superb property provides bright and airy accommodation with a spacious reception room, dining kitchen, two good-sized bedrooms and bathroom. Outside, the property has a driveway providing off-road parking and to the rear there is a good-sized garden and patio.

The property is situated in a desirable and peaceful position, served by nearby amenities and close to Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A spacious reception room with electric fire, window to front and under-stairs cupboard.

DINING KITCHEN

With dining area and windows and glazed doors overlooking the garden. The kitchen comprises a range of wall and base units with electric hob, oven and space and plumbing for appliances.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted cupboard.

BEDROOM 2

A further good-sized bedroom.

BATHROOM

With WC, washbasin and bath with shower above.

OUTSIDE

A drive provides parking for two vehicles. To the rear of the property there is a good-sized garden with lawn, patio and shed.

Tenure - Freehold

Council Tax Band - C





Total Area: 58.6 m² ... 631 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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