



57 Thomas Drive, Killinghall, Harrogate, North Yorkshire, HG3 2FA

£350,000

Offers Over

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A beautifully presented three-bedroom detached modern property with attractive landscaped garden, driveway and garage situated in a delightful position with an attractive outlook over the adjoining green space and countryside beyond, forming part of this popular new development in Killinghall.

This super property is appointed to a high standard and the accommodation comprises a spacious reception hall which leads to the sitting room, dining kitchen and downstairs WC. Upstairs there are three bedrooms and a modern bathroom. To the rear of the property there is an attractive landscaped garden with lawn and patios, and a driveway provides generous off-road parking for several vehicles and leads to a garage which has light, power and plumbing for utilities.

This modern property is sold with the remainder of a 10-year builder's guarantee and is situated on this desirable modern development in the popular village of Killinghall, well served by excellent local amenities including green space within the development as well as shops and schooling within the village, just a few minutes' drive from Harrogate town centre.





GROUND FLOOR **RECEPTION HALL**

With Karndean flooring.

SITTING ROOM

A spacious reception room.

CLOAKROOM

With WC, washbasin and heated towel rail. Karndean flooring.

DINING KITCHEN

With dining area and glazed patio doors leading to the garden. Karndean flooring. The kitchen comprises a range of stylish wall and base unit with induction hob, integrated double oven, integrated fridge / freezer and dishwasher.

FIRST FLOOR **BEDROOMS**

There are three good -sized bedrooms, including the main bedroom with fitted wardrobes.

BATHROOM

A modern white suite comprising WC, washbasin and bath with shower above. Tiled walls and Karndean flooring. Heated towel rail.

LOFT

A pull-down ladder leads to a boarded loft which provides useful storage space.

OUTSIDE

A drive provides ample parking, electric car charging point and leads to a single garage with light and power together with space and plumbing for washing machine. To the rear of the property, there is an attractive garden with lawn, patio and well stocked borders. Useful shed / dog kennel included in sale.

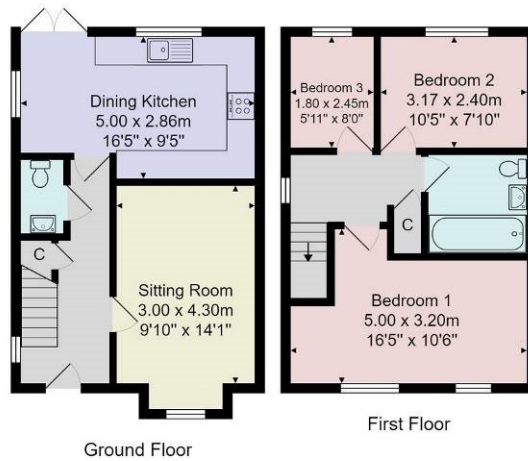
AGENT'S NOTE

A service charge of £16.67 per month is payable towards the upkeep of the estate and communal areas and green space.

Tenure - Freehold

Council Tax Band - D





Total Area: 77.6 m² ... 835 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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