

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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5 Cornflower Way, Killinghall, Harrogate, HG3 2WL

£429,950

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THE HOME OF PROPERTY
• SINCE •
1921

5 Cornflower Way, Killinghall, Harrogate, HG3 2WL

A beautifully presented four-bedroom detached property providing generous and well-presented accommodation, situated in this delightful cul-de-sac position.

This impressive family home provides generous and flexible accommodation. On the ground floor there is a spacious living room, together with a large open-plan living kitchen with glazed doors leading to a garden room. There is also a utility and downstairs WC. Upstairs, the property has a modern bathroom and four bedrooms including the main bedroom, which has an en-suite shower room. The property has a driveway, garage and a large garden.

The property occupies a quiet position within his popular residential location, situated on the edge of open countryside yet close to amenities, including play park, shops, primary school and bus routes, and is just a short distance from Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window to front.

CLOAKROOM

With WC and washbasin.

LIVING KITCHEN

With spacious sitting and dining area with glazed doors leading to a conservatory. There is a stylish fitted kitchen with a range of wall and base units with electric hob, integrated oven and integrated dishwasher.

UTILITY ROOM

With fitted units and worktop. Plumbing for a washing machine.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

FIRST FLOOR BEDROOMS

BEDROOMS

There are four good-sized bedrooms, including the main bedroom with vaulted ceiling and en-suite shower room.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin set within a vanity unit, and shower. Heated towel rail.

BATHROOM

A white suite comprising WC, basin and bath with a shower above. Tiled walls and floor. Heated towel rail.

OUTSIDE

A driveway provides ample parking and leads to a garage. To the rear of the property is a good-sized garden with lawn and gravelled area.

Tenure - Freehold

Council Tax Band - E





Total Area: 140.1 m² ... 1508 ft² (excluding garage)
 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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