

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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9 Clover Way, Killinghall, Harrogate, North Yorkshire, HG3 2WE

£400,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
1921

## 9 Clover Way, Killinghall, Harrogate, North Yorkshire, HG3 2WE

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A four-bedroom detached house with attractive garden, situated in this quiet and convenient location, close to open countryside and Harrogate town centre.

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This super property provides generous accommodation comprising two reception rooms, a fitted kitchen and downstairs WC. Upstairs, there are four good-sized bedrooms, a bathroom and en-suite shower room.

There is an attractive garden with lawn and patio and driveway provides parking and leads to a single garage.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window and fitted shutters.

### **DINING ROOM**

A further reception room with glazed doors leading to the rear garden.

### **KITCHEN**

With a range of fitted units with gas hob, integrated electric oven and space for appliances. Under stairs cupboard.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR BEDROOMS**

There are four bedrooms on the first floor, including the main bedroom which has an en-suite shower room.

### **EN-SUITE SHOWER ROOM**

With WC, washbasin set within a vanity unit and shower.

### **BATHROOM**

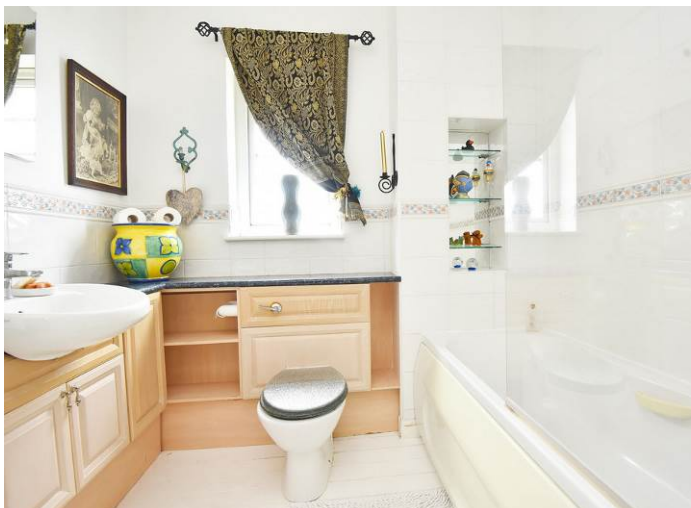
A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

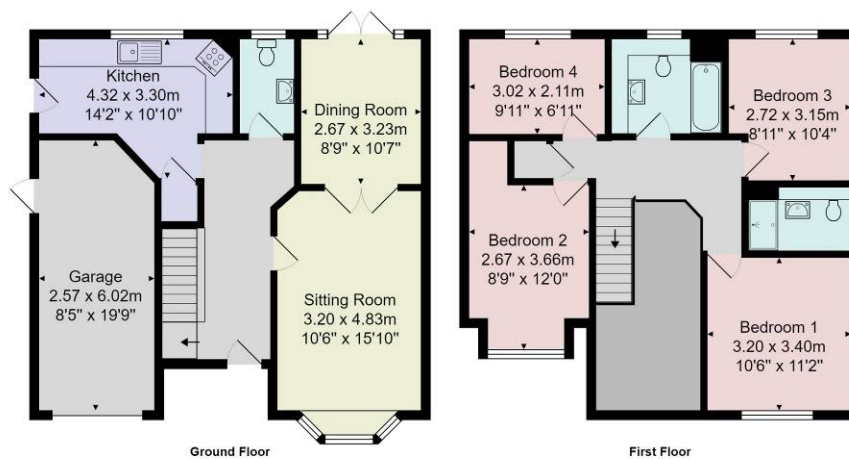
### **OUTSIDE**

A driveway provides parking and leads to a garage. To the rear of the property, there is an attractive garden with lawn, planted borders and sitting area.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 124.5 m<sup>2</sup> ... 1340 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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