

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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4 Stonecrop Avenue, Killinghall, Harrogate, North Yorkshire, HG3 2WS

£400,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

4 Stonecrop Avenue, Killinghall, Harrogate, North Yorkshire, HG3 2WS

A four-bedroom detached family home with parking and attractive garden situated in this quiet and convenient location.

The super property provides spacious accommodation comprising a sitting room, together with separate dining room, fitted kitchen, separate utility and downstairs WC. There is also an additional reception room on the ground floor, which has potential to be used as a fifth bedroom if required. Upstairs, there are four bedrooms, a bathroom and en-suite shower room.

The property has a driveway parking and an attractive garden with lawn, patio and summerhouse. The property is located in this quiet and convenient location, well served by local amenities, close to open countryside and just a short distance from Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

LOUNGE

A spacious reception room with coal-effect electric fire and bay window. Doors to –

DINING ROOM

A further reception room with doors to rear patio and garden.

KITCHEN

With a range of wall and base units with wipe-clean work surfaces. Ceramic hob and electric oven. Built-in dishwasher. Extraction filter.

UTILITY ROOM

Plumbing for washing machine. Gas-fired central heating boiler. Cupboard. External door to the garden.

CLOAKROOM

Low-level WC and vanity unit with mirror above and shaver socket point.

SITTING ROOM

A further reception room or potential fifth bedroom.



FIRST FLOOR

GALLERIED LANDING

Recessed airing cupboard housing hot-water cylinder.

MASTER BEDROOM

A double bedroom with range of fitted wardrobes.

EN-SUITE SHOWER ROOM

With separate shower cubicle, washbasin and WC.

BEDROOM 2

With built-in wardrobe.

BEDROOM 3

With recessed wardrobe.

BEDROOM 4

With recessed wardrobe.



BATHROOM

Having bath with shower attachment over, washbasin and WC .

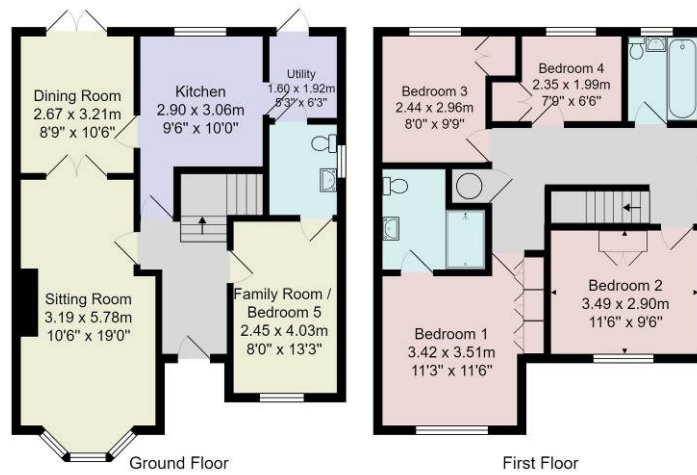
OUTSIDE

Parking for two to three cars. Lawned garden to front. Lockable side gate to fully enclosed rear garden, with patio and lawned area. Summerhouse (8' x 8') with power and light. Garden shed.



Tenure - Freehold

Council Tax Band - E



Total Area: 125.7 m² ... 1353 ft²

All measurements are approximate and for display purposes only.
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