



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

£280,000

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A larger-than-average three-bedroomed semi-detached house occupying a good-sized plot with parking and attractive garden, in a super position on Clover Way close to green space and countryside beyond. This well-appointed property has been newly refurbished with modern kitchen and bathroom fittings, together with new carpets and new decoration throughout. There are three good-sized bedrooms, together with two reception rooms and a conservatory extension. A driveway provides parking, and at the rear of the property there is a good-sized, attractive garden.

Clover Way is a quiet residential street close to open countryside, yet convenient for amenities including shops, schools and Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **ENTRANCE HALL**

#### **CLOAKROOM**

With WC and washbasin. Window to front.

#### **SITTING ROOM**

A good-sized reception room with window to front. Glazed double doors lead to the dining room.

#### **DINING ROOM**

A further reception room with under-stairs cupboard and glazed doors leading to –

#### **CONSERVATORY**

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

#### **KITCHEN**

Modern fitted kitchen with a range of wall and base units. Electric hob with extractor hood above and integrated oven. Space and plumbing for fridge and washing machine, integrated dishwasher.



## **FIRST FLOOR**

### **LANDING**

Window to side, airing cupboard, and access to loft, where there is useful storage space.

### **BEDROOM 1**

A double bedroom with window to front.

### **BEDROOM 2**

A double bedroom with window to rear.

### **BEDROOM 3**

A further bedroom with window to front and fitted cupboard.



### **BATHROOM**

Modern white suite comprising WC, washbasin, and bath with shower above. Tiled floor and window to rear.

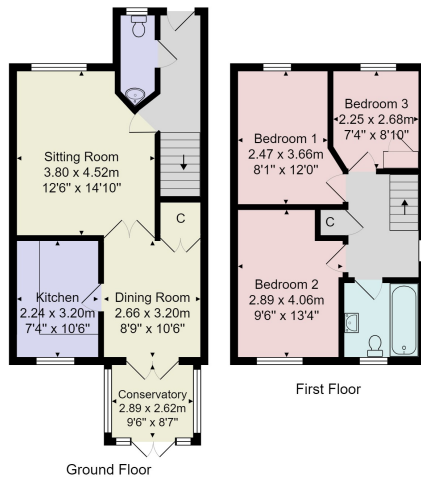
### **OUTSIDE**

To the front of the property there is off-road parking, whilst to the rear there is a good-sized, attractive lawned garden with well-stocked borders and timber garden shed.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 87.5 m<sup>2</sup> ... 942 ft<sup>2</sup>

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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