



17 Heather Court, Killinghall, Harrogate, North Yorkshire, HG3 2DA

£435,000

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A spacious and well-presented four-bedroom detached modern home forming part of this popular new development within the desirable village of Killinghall, surrounded by beautiful open countryside and just a short distance from Harrogate town centre.

This excellent modern property provides generous accommodation, comprising a sitting room, dining kitchen with glazed doors leading to the garden, utility room and downstairs WC. On the first floor there are four bedrooms, a modern bathroom and en-suite shower room. A driveway provides parking and leads to a garage. There is an attractive rear garden with lawn and patio.

The property forms part of this desirable modern development within the sought-after village of Killinghall which has excellent village amenities, including primary school, shop, regular bus service and is just a short distance from Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room.

DINING KITCHEN

With dining area and glazed patio doors leading to the garden. There is a range of stylish modern wall and base units with gas hob, double oven and integrated fridge / freezer.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine. Door leads to the garden.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms on the first floor. The main bedroom has an en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and shower.

BATHROOM

A white suite with WC, washbasin and bath.

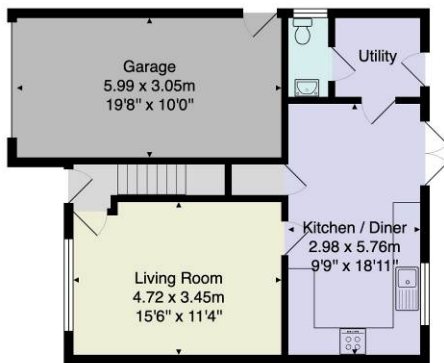
OUTSIDE

A drive provides parking and leads to a garage with light and power. There is an attractive rear garden with lawn, planted borders and patio.

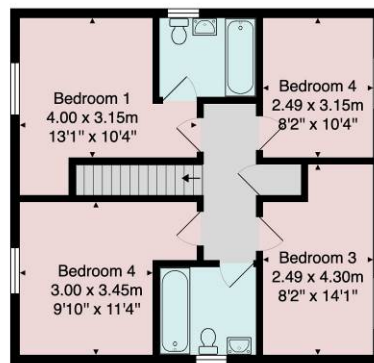
Tenure - Freehold

Council Tax Band - E





Ground Floor



First Floor

Total Area: 104.4 m² ... 1124 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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