



61 Trefoil Drive, Killinghall, Harrogate, North Yorkshire, HG3 2WB

£366,000

Guide Price

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A spacious four-bedroom detached family home enjoying a delightful private outlook to the rear over the adjoining woodland and good-sized garden, in this sought-after, quiet location.

This excellent home provides generous living accommodation and now offers buyers the opportunity to update and modernise the property to suit their own requirements. On the ground floor there is a kitchen, two reception rooms plus a conservatory extension and cloakroom, together with four good-sized bedrooms, house bathroom and en-suite shower room.

There is off-road parking to the front of the property which leads to a garage and a good-sized rear garden with a private outlook over woodland. Trefoil Drive is situated in a sought-after, quiet residential location, convenient for local amenities and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A large reception room with fireplace and living-flame gas fire. Bay window to front.

DINING ROOM

A further reception room providing dining area. Glazed doors lead to a conservatory.

CONSERVATORY

Providing a further sitting area with windows overlooking the garden.

KITCHEN

With a range of fitted units and space for appliances.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

LANDING

A galleried landing with access to the loft.

BEDROOMS

There are four bedrooms on the first floor, including the main bedroom with fitted wardrobes and ensuite.

EN-SUITE

With WC, basin and shower.

BATHROOM

With WC, basin and bath with shower above.

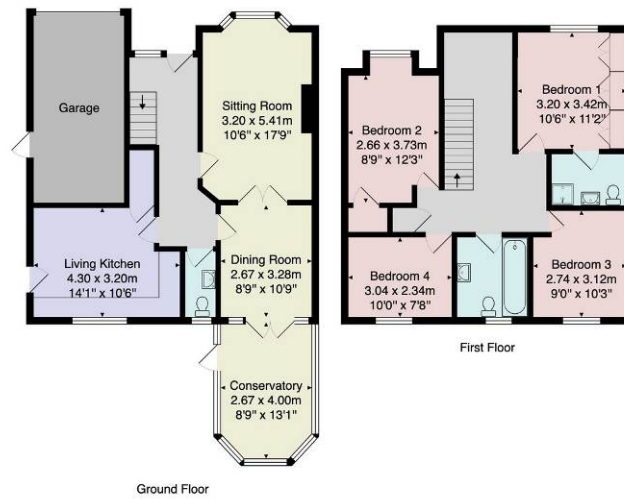
OUTSIDE

A drive provides parking and leads to a garage. There is a rear garden with lawn and patio enjoying a delightful outlook over the adjoining woodland.

Tenure - Freehold

Council Tax Band - E





Total Area: 118.3 m² ... 1273 ft² (excluding garage)
 All measurements are approximate and for display purposes only.
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