



PLOT 2, CRICKETERS
VIEW, KILLINGHALL,
HG3 2DJ

£299,950

3 Bedroom House

EPC Rating:

LINLEY &
SIMPSON

Linley and Simpson are delighted to offer to the market Cricketers View, the latest development by Linden Homes, at Killinghall, Harrogate. A mix of 2, 3, 4 & 5 bedroom homes, the properties echo the traditional feel of this new neighbourhood. Enjoying interiors that feature designer bathrooms and kitchens, state-of-the-art wiring for connectivity and, of course, the peace of mind that's synonymous with a Linden Home.

The local area also offers excellent educational and recreational facilities, but being just a short hop from Harrogate means you are never far from some fantastic shopping choices, wide selection of restaurants and traditional tea rooms, and of course a location steeped in history. And with the North York Moors National Park around a 45-minute drive away, there is the chance to enjoy the best of both worlds. The village of Killinghall is nestled on the outskirts of Harrogate, just three miles north of the Spa town, and a mile from the neighbouring village of Ripley.

Part-Exchange & Help to Buy AVAILABLE! This attractive 3 bedroom semi-detached home offers a large living room to the rear with glazed doors onto the garden, a good-sized open plan kitchen diner, under-stairs storage cupboard and WC. Upstairs are 3 bedrooms - 2 of which are doubles - with bedroom 1 benefitting from an ensuite. Outside, you'll find 2 allocated parking spaces.

Room Dimensions

Ground Floor

Living Room - 4.98m x 3.20m 16'4" x 10'6"

Kitchen/Dining Area - 4.78m x 2.80m 15'8" x 9'2"

First Floor

Bedroom 1 - 2.78m x 2.72m 9'1" x 8'11"

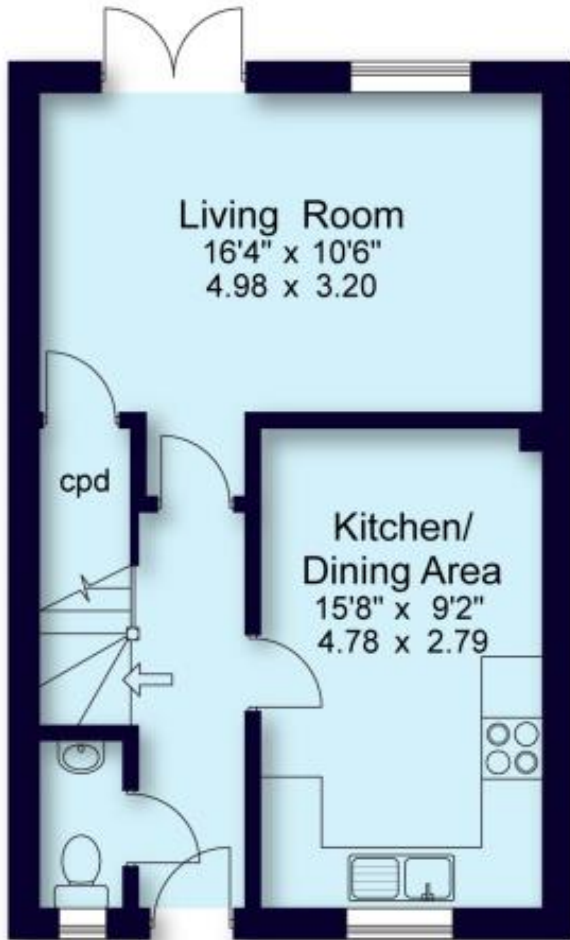
Bedroom 2 - 2.90m x 2.78m 9'6" x 9'1"

Bedroom 3 - 3.20m x 2.12m 10'6" x 6'11"

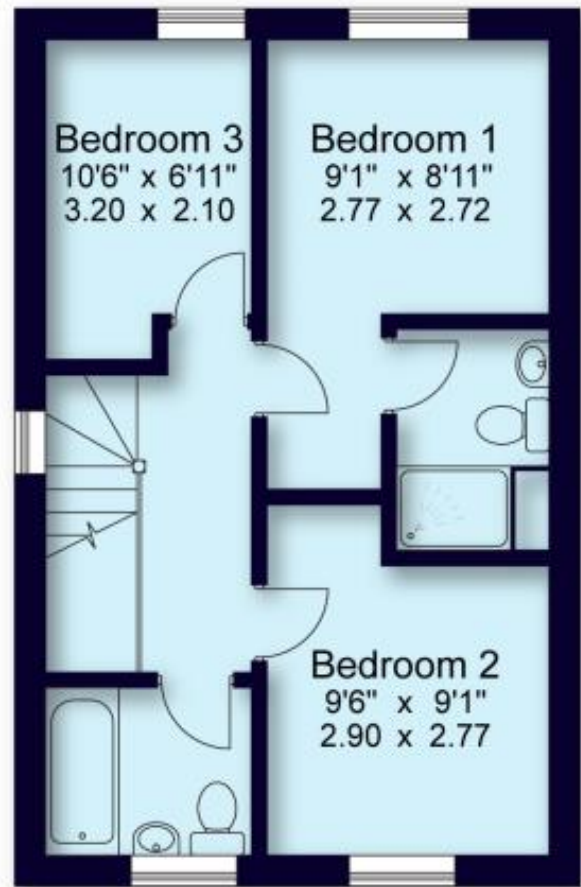


PLOT 2

Approx Gross Floor Area = 882 Sq. Feet
= 81.94 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

AGENTS NOTES:

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