



23 Croft Avenue, Killinghall, Harrogate, North Yorkshire, HG3 2FX

£389,950

23 Croft Avenue, Killinghall, Harrogate, North Yorkshire, HG3

A beautifully presented four-bedroomed detached family home with enclosed lawned garden, garage and parking, forming part of a popular new development close to Harrogate.

This excellent property is finished to a high standard and features spacious accommodation comprising a bespoke dining kitchen and utility, spacious sitting room with double doors out to an enclosed garden, study and cloakroom. To the first floor there are four good-sized bedrooms and stylish bathroom and en-suite shower room serving the master bedroom. The property is highly efficient, with solar electricity supply, full gas-fired central heating and uPVC double glazing throughout, plus the remainder of the 10-year NHBC guarantee.

Croft Avenue is situated in a most convenient and desirable position being only five minutes' drive from Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

Elegant staircase rising to first floor, under-stairs storage.

CLOAKROOM

Low-level WC and wall-mounted washbasin with tiled splashback. Central heating radiator.

SITTING ROOM

Double doors to rear open to an enclosed garden. Central heating radiator.

STUDY

Desk and shelving. Window to the front and central heating radiator.

DINING KITCHEN

A contemporary-style dining kitchen with a range of wall and base units, plinth level lighting, working surfaces having inset 1½-bowl sink with a Quooker instant hot-water tap and breakfast bar. Integrated appliances including dishwasher, fridge and freezer. Electric oven and grill, induction hob and extractor above. Space to accommodate family sized dining table, windows to the front and rear. Central heating radiator.

UTILITY ROOM

Wall and base units with working surface having inset sink. Plumbing and space for washing machine. uPVC double glazed access door to rear.

FIRST FLOOR

LANDING

Airing cupboard housing Megaflo cylinder tank. Loft hatch.

BEDROOM 1

Fitted wardrobes with sliding mirror-fronted doors. Window to front. Central heating radiator.

EN-SUITE SHOWER ROOM

Walk-in shower with rainfall shower, wall-mounted washbasin and low-level WC. Tiled to all wet areas. Window to the front and central heating radiator.

BEDROOM 2

Fitted wardrobes with sliding mirror-fronted doors. Window to the rear. Central heating radiator.

BEDROOM 3

Window to the front and central heating radiator.

BEDROOM 4

Window to the rear. Central heating radiator.

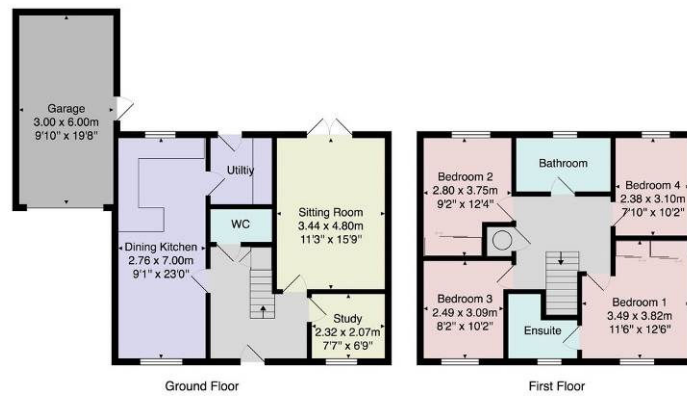
HOUSE BATHROOM

Panelled bath, walk-in shower with overhead rainfall shower, low-level WC and wall-mounted washbasin. Tiled to all wet areas. Window to the rear and central heating radiator.

OUTSIDE

Fronted by an attractively planted garden. Driveway to side and leads to **SINGLE GARAGE** with up-and-over door, power and light, and side access door. To the rear there is a fully enclosed southwest-facing garden laid to lawn with a flagged patio seating area.

Council Tax Band - E



Total Area: 137.3 m² ... 1478 ft²

All measurements are approximate and for display purposes only.
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