

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

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**2 Stonecrop Avenue, Killinghall, Harrogate, HG3 2WS**

**£450,000**

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 2 Stonecrop Avenue, Killinghall, Harrogate, HG3 2WS

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A superb four-bedroomed detached family house that has been extended to over 1,600 square feet.

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This impressive and spacious property comprises of living kitchen, dining room/ office, lounge to the ground floor. To the first floor there is four double bedrooms and two bathrooms and with large double garage and gardens.

A particular feature of the property is its quiet position, being located on a peaceful cul-de-sac, on the edge of open countryside yet close to local amenities, including a play park, shops, primary school and bus routes.







## **GROUND FLOOR**

### **ENTRANCE HALL**

Central heating radiator and door leading to double garage.

### **LOUNGE**

Bay window to front, central heating radiator and feature fireplace with gas fire. Double doors lead to -

### **DINING ROOM / OFFICE**

With double doors to rear and central heating radiator.

### **LIVING KITCHEN**

Having a range of modern wall and base units. Double oven, four-ring gas hob and extractor above. Integrated large fridge with separate freezer and dishwasher. With window to rear and central heating radiator. Tiled floor throughout. Opens to

### **SNUG**

With central heating radiator, double doors to rear.

### **UTILITY ROOM**

Window to rear and exterior door to the side. Wall and base units, plumbing for washing machine and central heating radiator.

### **CLOAKROOM**

With low-level WC and washbasin. Window to side and central heating radiator. Plumbing for washer / dryer.

## **FIRST FLOOR**

### **LANDING**

Access to loft space and fitted airing cupboard.

### **BEDROOM 1**

Window to rear, central heating radiator and fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

Window to front and heated towel rail. Low-level WC and washbasin and shower cubical. Tiling to walls.

### **BEDROOM 2**

Window to rear, central heating radiator and fitted wardrobes.

### **BEDROOM 3**

Window to rear, central heating radiator and fitted wardrobes.

### **BEDROOM 4**

Window to rear, central heating radiator and fitted wardrobes.

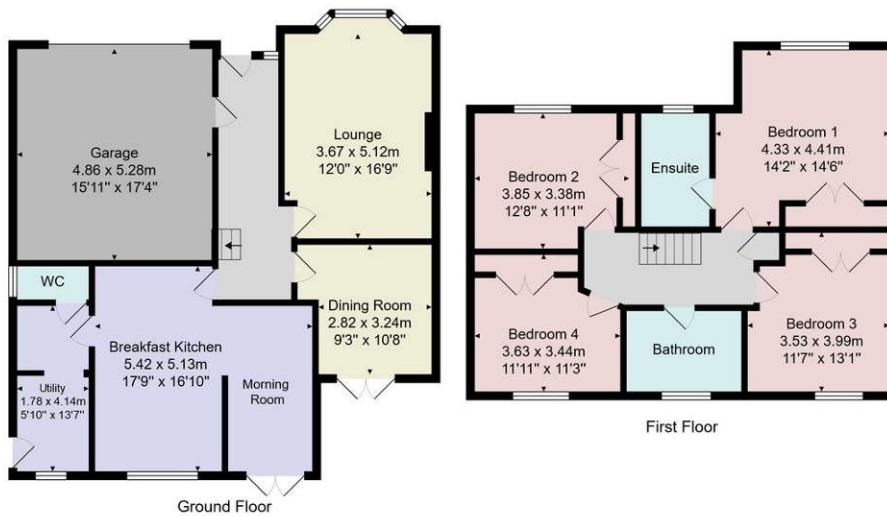
### **BATHROOM**

Low-level WC, washbasin, bath and separate shower. Tiled walls and floor Window to rear and heated towel rail.

**Tenure** - Unknown

**Council Tax Band** -

**EPC RATING** - TBC



Total Area: 155.8 m<sup>2</sup> ... 1677 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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