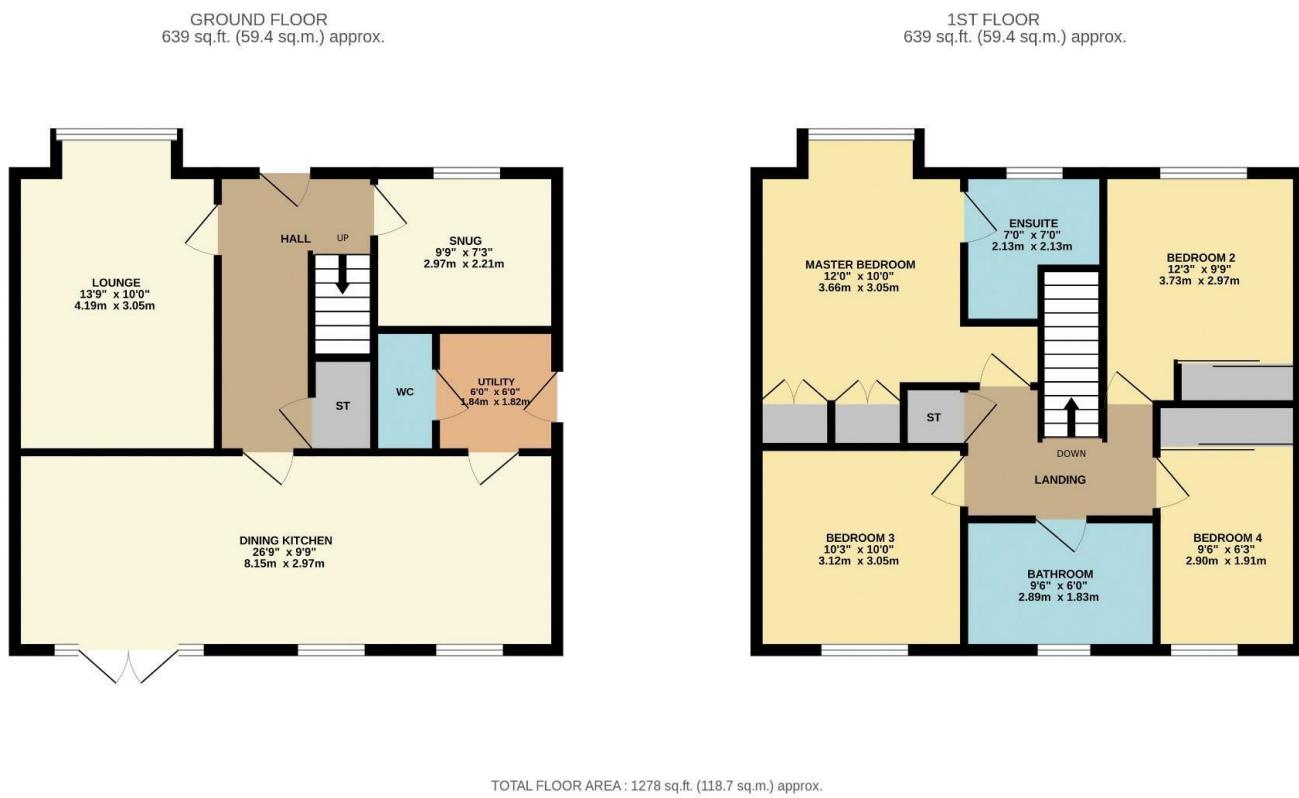
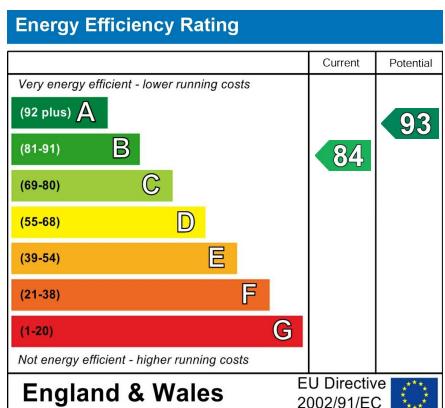


Floor Plan



Energy Performance Certificate



Directions

Proceed from Harrogate out towards Ripon on the Ripon Road. On entering Killinghall Thomas Drive is a turning to the right. Take the first right hand turning and the property is easily found on the right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band F Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£512,500

67 Thomas Drive, Killinghall, Harrogate, HG3 2FA

4 Bedroom House - Detached

A beautifully presented four bedroom detached family home occupying a private south facing position located in the popular village of Killinghall which is situated between Harrogate and Ripley. No chain involved.



HOPKINSONS
ESTATE HAGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With gas fired central heating and replacement double glazed windows the property is offered in better than show house condition!

The accommodation briefly comprises; Inviting reception hall, guest cloakroom/ WC, Useful under stairs store, a stylish lounge and a separate snug.

A main feature of this immaculate home is the full width family living kitchen with dining area that offers double opening doors to the rear patio and garden. The kitchen area provides a peninsula with modern fitted storage cupboards and integrated appliances that include a fridge, freezer, induction hob with extractor, dishwasher and sink unit. There is a separate utility room that is also the side entrance from the private long tarmac driveway.

At first floor there is a Master bedroom with bespoke fitted wardrobes and an ensuite luxury shower room with walk in shower, w/c and hand basin. There are three further bedrooms and a luxury house bathroom.

The property was chosen off plan due to the orientation of its garden that features a private south facing garden with a raised west facing decked patio.

There is a further patio to the rear of the property with a water tap and side entrance gate leading to the single detached garage which features an up and over entrance door plus electric light and power.

Killinghall is a popular village that features a cricket club, Church and Tesco express. It also offers a regular bus service on the number 36 from Killinghall to Harrogate Leeds and Ripon.

The village also has a popular primary school and there are excellent walks and cycle ways through to Ripley connecting to Hampsthwaite, Bilton and Knaresborough.

