

## Floor Plan

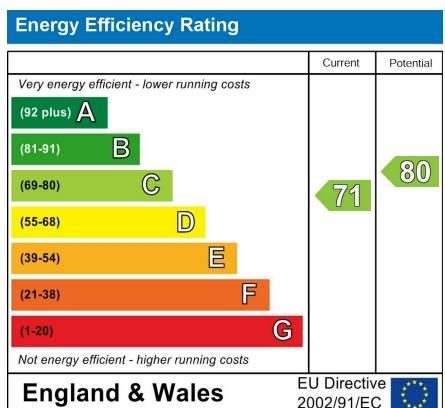


**£700,000**

*Highburn Otley Road, Killinghall, Harrogate, Yorkshire, HG3 2DN*

4 Bedroom House - Detached

**A beautifully presented four bedroom detached family home offering spacious living accommodation throughout set within a great sized plot and benefiting from a brilliant location in the ever popular village of Killinghall. NO ONWARD CHAIN.**



## Directions

Proceed out of Harrogate on Ripon Road and continue into the village of Killinghall. At the Tesco Express turn left onto Otley Road, continue passed the church and the property is found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band E 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.



**HOPKINSONS**  
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## Description

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With a gas combi-boiler and double glazing the living accommodation comprises; entrance hall leading to the spacious lounge with bay window and a feature fireplace, study/playroom, open plan living kitchen and dining area with bi-folding doors leading onto a south facing patio creating a fantastic entertaining area.

The kitchen has solid wood units and granite worktops, integrated appliances including fridge, freezer, dishwasher, Kensington gas range cooker and there is a separate utility room with sink, plumbing and space for the washing machine and tumble dryer.

On the first floor there is a split landing which to the right leads to the master bedroom suite with a walk in dressing room and ensuite shower room including a walk-in shower w/c and hand basin, and 2 further double bedrooms. On the left hand side of the split landing is the second bedroom with ensuite shower room which is ideal for guests, and a the large house bathroom with separate bath, walk-in shower, handbasin and w/c.

Outside to the front of the property is a large driveway offering off street parking for multiple vehicles and leads to the double garage which has an electric door as well as lighting and power. To the rear is a fully enclosed south facing garden with patio areas, one of which is next to the bi-folding doors leading into the dining room. There is also a good sized lawn area and useful storage shed.

