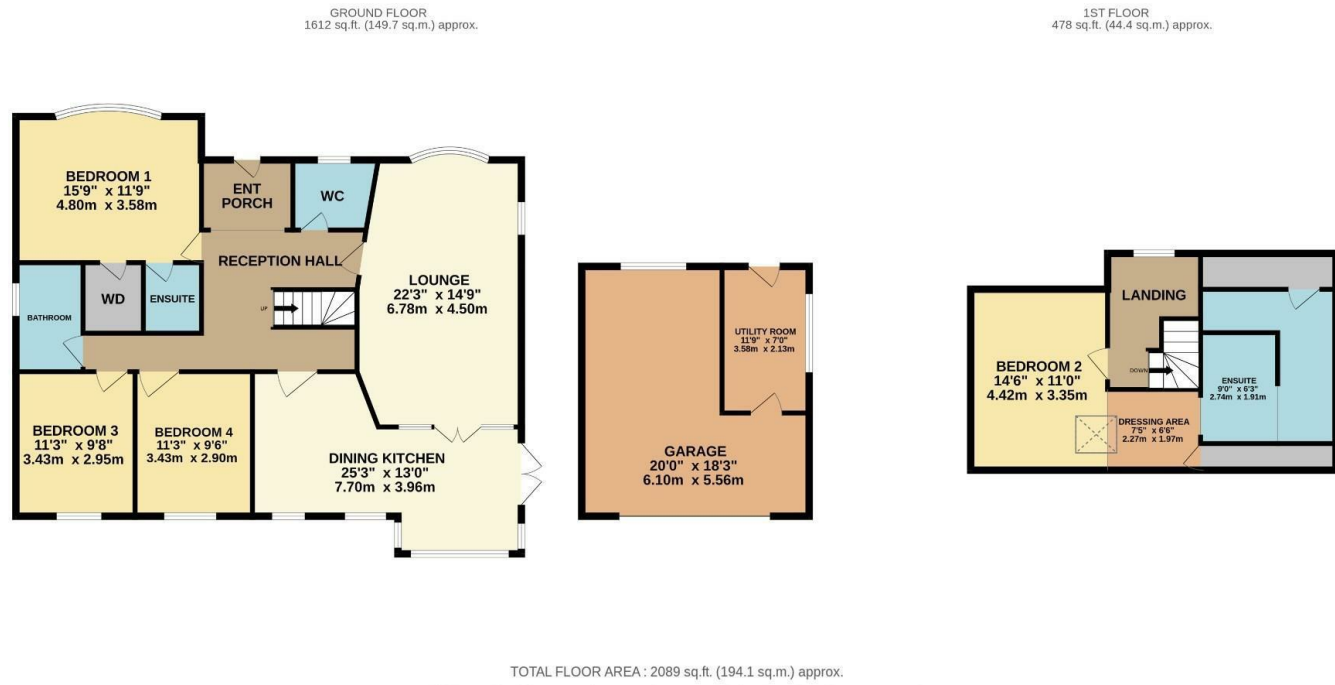


Floor Plan



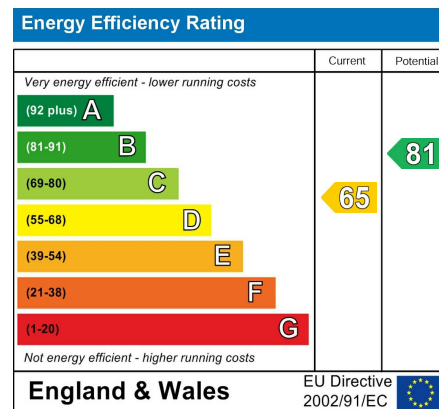
£675,000

The Laurels, 41 Otley Road, Killinghall, Harrogate, HG3 2DN

4 Bedroom Bungalow - Detached

An immaculately presented four bedroomed bungalow offering spacious living accommodation throughout and benefitting from a great location in the ever popular village of Killinghall just on the outskirts of Harrogate.

Energy Performance Certificate



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 you left 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.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
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Description

With gas fired central heating and double glazing the living accommodation comprises; entrance porch and spacious hallway with a useful storage cupboard, large lounge with a feature gas fireplace and double doors leading into the open plan dining kitchen with quartz worktops and a solid oak breakfast bar, Aga with a four ring gas hob, space for a American fridge freezer, integrated dishwasher and a pleasant dining area with double doors leading out into the garden.

The hallway leads to the master bedroom with walk in wardrobe and a modern ensuite shower room with walk in shower, w/c and hand basin, there are two further double bedrooms and a modern house bathroom with shower over the bath, w/c and hand basin.

On the first floor the landing leads to another double bedroom with ensuite shower room with walk in shower, w/c and hand basin and plenty of additional storage area into the eaves.

Outside to the front of the property is a resin driveway which has electric gates and offers off street parking for multiple vehicles and leads to the garage (measuring 20' x 18'3" maximum) with an electric roller door, power and lighting and there is a useful utility room which includes a sink, space for a washing machine, tumble dryer and freestanding fridge freezer. To the rear is a fully enclosed garden which includes astro turf lawn, a raised seating area, barbecue area and a flagged patio area which creates a great entertaining space. To the side of the property there is a greenhouse and a useful storage shed.

Killinghall benefits from a popular Primary School, local convenience store and a regular 36 bus service which goes into Harrogate's town centre.

