



25 Castle Road, Killinghall, Harrogate, HG3 2DU

A well-presented and substantially extended three bedroom detached bungalow enjoying a delightful head of cul-de-sac position with large garden and outbuilding ideal for a variety of uses, situated within this highly regarded village.

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25 Castle Road, Killinghall, Harrogate, North Yorkshire, HG3 2DU

Harrogate 2 miles, Ripon 9 miles, Knaresborough 6 miles (all distances approximate)

Offers in the region of £450,000

- Substantially extended detached bungalow
- Three reception rooms
- Breakfast kitchen
- Three bedrooms and house bathroom
- Outbuilding offering excellent potential for a variety of uses
- Off street parking for three cars
- Delightful enclosed southerly-facing rear garden



General remarks

A deceptively spacious and substantially extended three bedroom detached bungalow set at the head of this small cul-de-sac within this highly regarded residential location. The property offers deceptively spacious and well-appointed accommodation throughout and viewing is highly recommended.

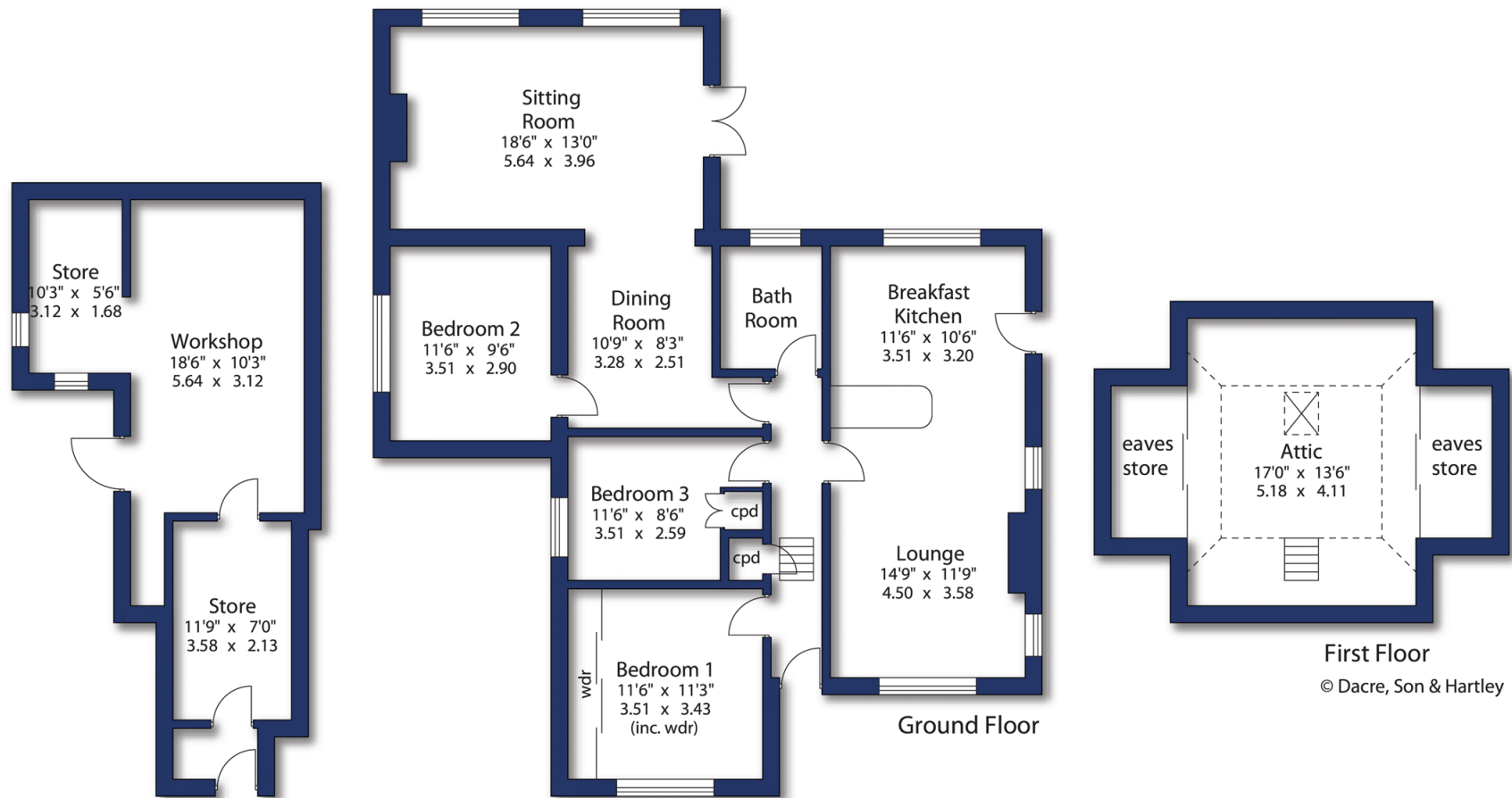
With gas central heating and uPVC double glazing the property briefly comprises; reception hall with cloaks cupboard and access to a useful attic with Velux window and eaves storage via a folding loft ladder. The lounge has a wood burning stove and opens into a breakfast kitchen which comprises a comprehensive range of matching wall and base units with working surfaces and tile splashbacks over, and a window enjoying a pleasant aspect over the rear garden. A dining room opens into a superb extended sitting room with French doors and windows overlooking the delightful rear garden. The principal bedroom has a comprehensive range of built-in wardrobes and there are two further bedrooms. The house bathroom comprises a refitted matching white

three piece bath suite with shower over the bath.

Outside, a driveway provides off street parking for three cars. A narrow driveway leads to the rear of the property and to a deceptively spacious outbuilding which has currently been separated to create a storeroom leading into a large workshop and further storage area beyond, ideal for a variety of uses and also giving access for a motorbike. A further feature of the property is the enclosed south-facing rear garden which will no doubt appeal to both those entertaining and for those with family requirements. There is a large terrace leading to a lawned garden and there is also a summerhouse with its own patio area.

The property is situated at the head of a cul-de-sac within this highly sought after village and is ideally placed for access to the nearby Spa town of Harrogate and historic market town of Knaresborough. The village itself has a primary school, local supermarket and cricket / sports ground with ease of access to Harrogate and Knaresborough.

Floorplans



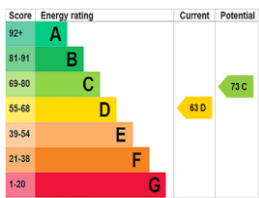


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Contact us



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Directions

Proceed into Killinghall from Knaresborough turning right onto Otley Road. Continue along and turn right into Castle Road bearing left where the property can be found at the head of the cul-de-sac.

What3Words tribe.leaky.stamp

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services are installed and central heating is via a gas fired boiler.
- Driveway providing ample off street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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