



## Fewston Drive, Killinghall, Harrogate, HG3 2FH

- NO ONWARD CHAIN
- Generously sized living room with space for dining
- Private driveway parking for two vehicles
- Lovely rear garden with paved seating area for outdoor furniture
- Early viewing highly recommended
- Attractive three-bedroom semi-detached family home
- Double doors opening from the lounge to the rear garden
- Well-appointed family bathroom plus a downstairs WC
- Close to Harrogate centre, supermarkets, and transport links
- Council Tax Band C

**25% Shared Ownership £88,125**



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## DESCRIPTION

NO ONWARD CHAIN. Located on Fewston Drive, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. Upon entering, you are greeted by an spacious hallway leading to the kitchen and the living room which is generously sized, allowing ample room for a dining table, making it an ideal setting for family gatherings and entertaining guests.

The property features a well-appointed bathroom and a convenient downstairs WC, ensuring practicality for family living. Additionally, the under-stair storage offers a clever solution for keeping your home tidy and organised.

Step outside to discover a lovely rear garden, complete with paving that is perfect for outdoor furniture. This inviting space can be accessed through double doors from the lounge, seamlessly blending indoor and outdoor living. The property benefits from private parking with space for two vehicles on the driveway.

Situated close to Harrogate town centre, this home benefits from easy access to a variety of supermarkets and public transport links, making daily errands and commutes straightforward.

### EPC

Energy rating B

This property produces 1.5 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Rent : £632.63

Management charge : £12.50

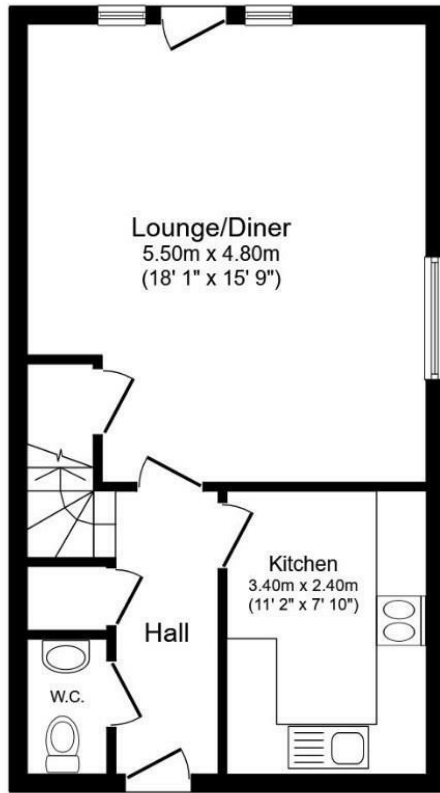
Insurance charge : £36.00

Service charge : £19.88

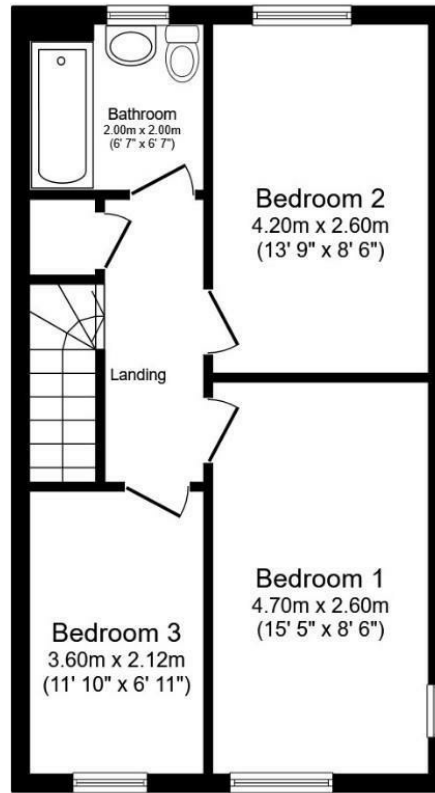
Council Tax Banding: C







### Ground Floor



### First Floor

Total floor area 86.4 sq.m. (930 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

#### Viewings

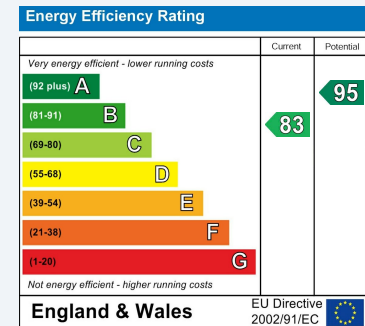
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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