



## Primrose Close, Killinghall, Harrogate, HG3 2WQ

- NO ONWARD CHAIN
- Private rear garden
- Ideal for first time buyers
- Extended at the rear of the property
- Early viewing highly recommended
- Cul De Sac Location
- Two parking spaces
- Finished to a high standard throughout
- Downstairs W/C
- Council Tax Band D

**Guide Price £300,000**



# Primrose Close, Killinghall, Harrogate, HG3 2WQ

## DESCRIPTION

**NO ONWARD CHAIN.** Ideal for First time buyers. Located at the end of a quiet cul-de-sac near the woods, this delightful three-bedroom semi-detached home offers the perfect blend of comfort, convenience, and tranquillity. Ideal for families, the property boasts double glazing and central heating throughout.

Inside, you'll find a spacious and bright lounge, a separate dining room, and a modern kitchen equipped with integrated appliances. The lovely conservatory overlooks the beautifully maintained gardens. A convenient downstairs W/C adds to the practicality of the home.

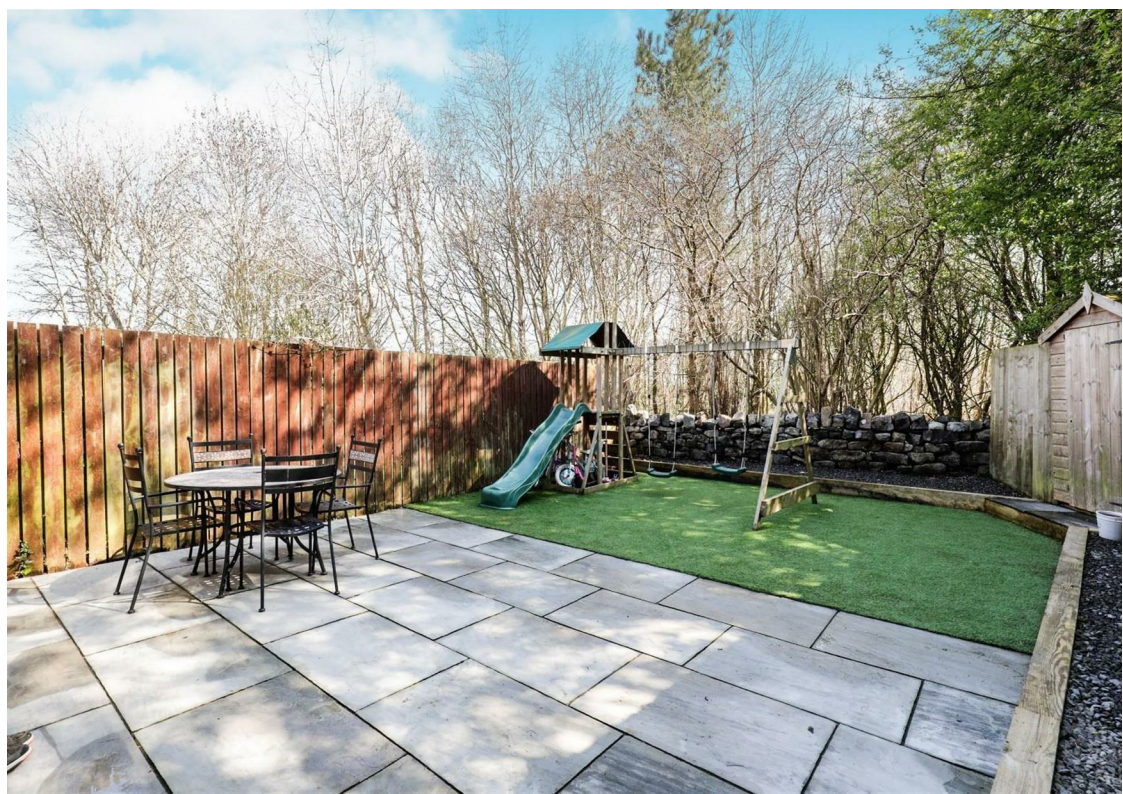
Upstairs, the fully boarded loft with lighting and ladder access offers excellent storage space or the potential for customization, depending on your needs. Outside, the front and rear gardens provide wonderful outdoor areas for family enjoyment, while the driveway comfortably accommodates two cars.

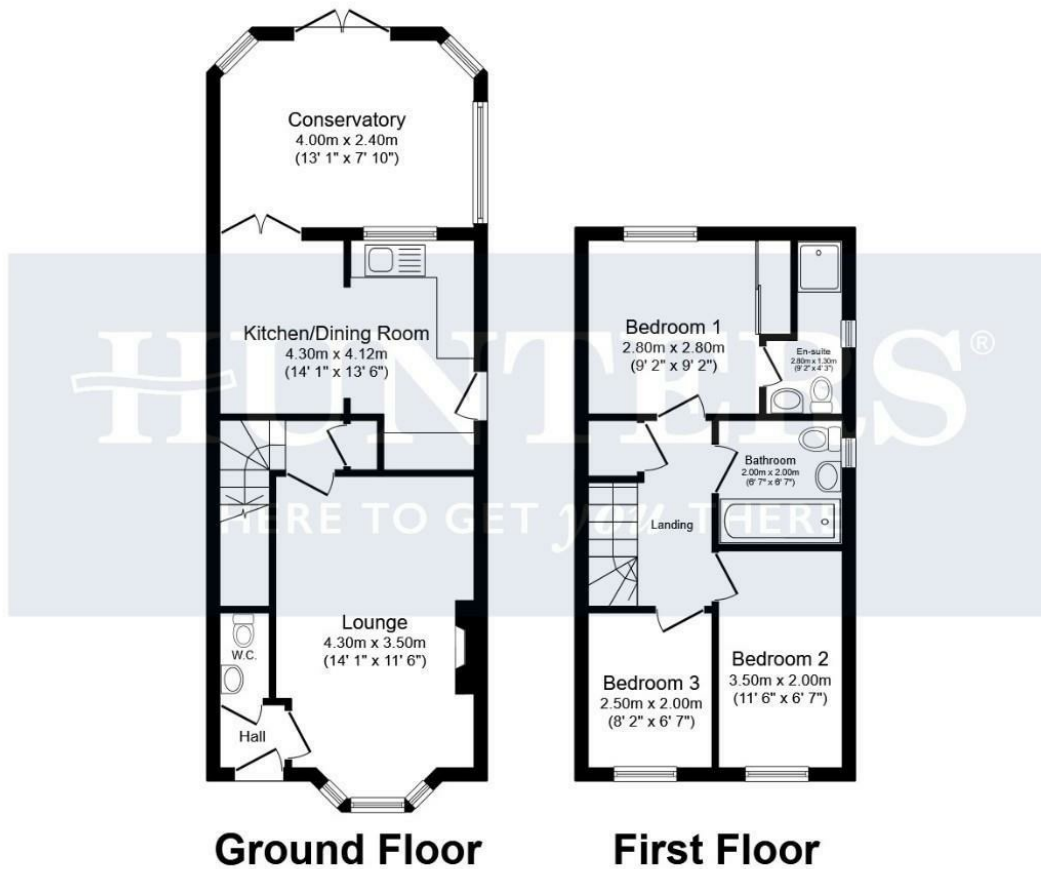
Located in a family-friendly community, this home is within close proximity to excellent schools, a recently refurbished leisure center, and a range of convenient amenities. The Number 3 bus route is just a short distance away. Surrounded by nature and tucked away in a peaceful setting, this property offers the ideal sanctuary for relaxed family living. Early viewing highly recommended.

EPC  
Energy rating D  
This property produces 4.0 tonnes of CO<sub>2</sub>

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: D







Total floor area 83.3 sq.m. (896 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 propertybox.io



### Viewings

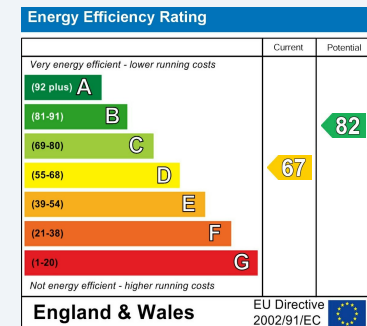
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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