



## Manor Road, Killinghall, Harrogate, HG3 2DP

- Two bedroom end of terrace house in the popular village of Killinghall
- Two good sized bedrooms and a house bathroom to the first floor
- Freehold property with no extensions, offering scope to modernise and add value
- Ideal opportunity for first time buyers, small families or investors
- Well laid out accommodation including a reception room and spacious kitchen diner
- Generous sized garden, ideal for outdoor space, entertaining or gardening
- On street parking and a convenient position with easy access into Harrogate
- Council Tax Band C

**Guide Price £180,000**





# Manor Road, Killinghall, Harrogate, HG3 2DP

## DESCRIPTION

This charming two bedroom end of terrace house is situated on Manor Road, within the popular village of Killinghall, offering an excellent balance of village living and easy access into Harrogate.

The accommodation is arranged over two floors and comprises a welcoming reception room and a spacious kitchen diner to the ground floor, with two well proportioned bedrooms and a house bathroom to the first floor. The layout is practical and well suited to first time buyers, small families or investors.

The property extends to approximately 71 square metres, is freehold, and has not been extended, retaining its original footprint. The end of terrace position is a real benefit, and the house enjoys a generous sized garden, providing excellent outdoor space for relaxing, entertaining or gardening. Parking is available on street.

The home presents a great opportunity for a buyer to put their own stamp on the property, while still offering a solid and comfortable base to work from.

Killinghall is a well regarded village with a strong sense of community, while Harrogate town centre is only a short distance away, offering excellent amenities, green spaces, cafes and restaurants.

An appealing home in a convenient and desirable location, likely to attract strong interest. Early viewing is recommended.

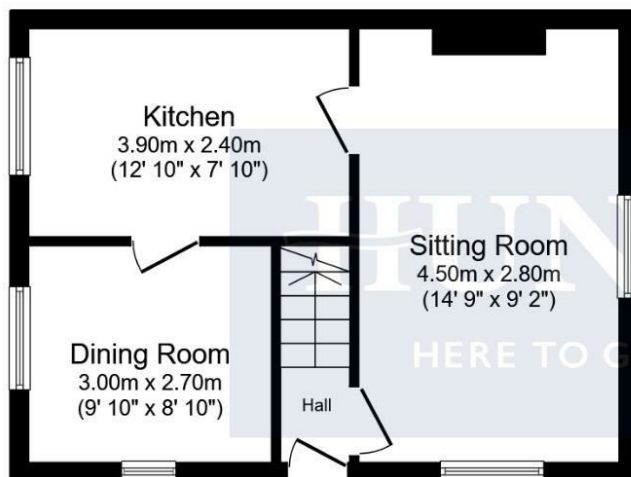






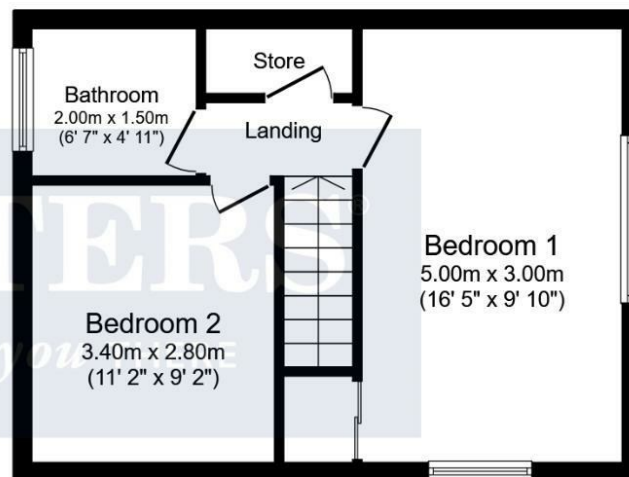


13, Manor Road, Harrogate, Killinghall, HG3 2DP, GB



Ground Floor

Floor area 34.0 sq.m. (366 sq.ft.)



First Floor

Floor area 34.0 sq.m. (366 sq.ft.)

Total floor area: 68.0 sq.m. (732 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



### Viewings

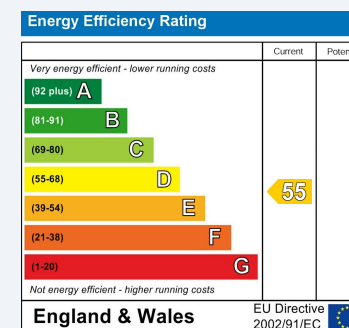
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

