



2 Bedroomed End of Terrace

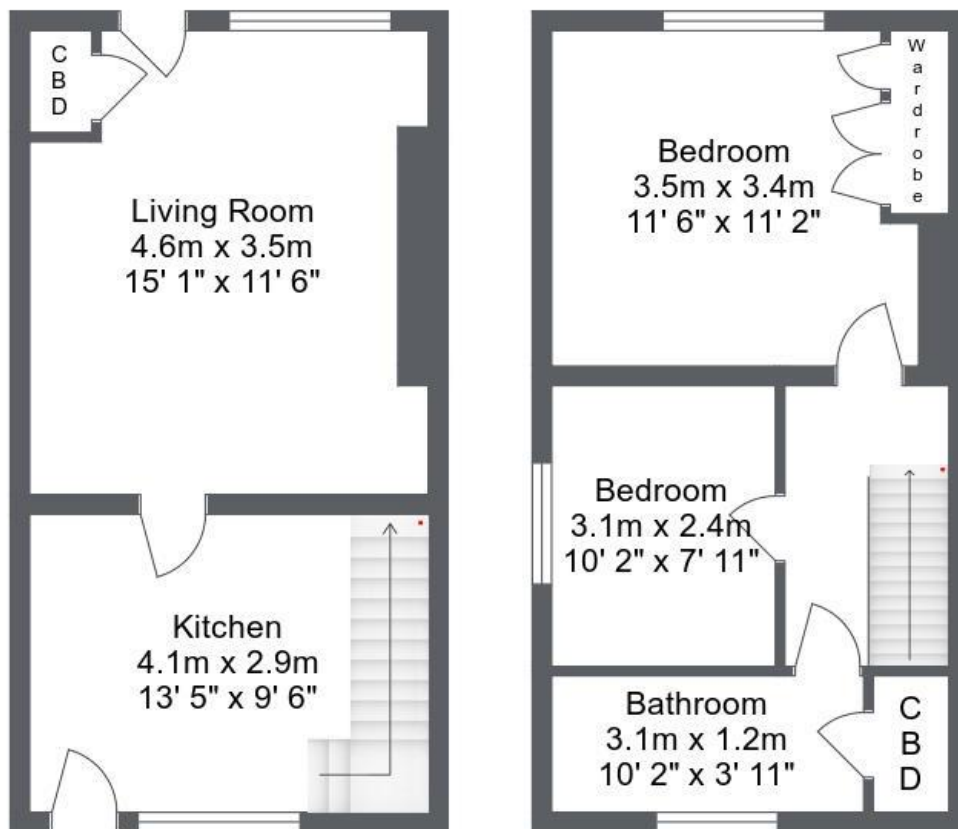
Offers around £175,000

3 The Square, Otley Road

Harrogate, HG3 2DW



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3 The Square is a charming cottage in the heart of Killinghall village, to the north of Harrogate on the edge of open countryside. Take a walk through the roses in the front garden and up to the door, you will already feel surrounded by the country air and a sense of calm.

The interior is cosy and comfortable, with a log-burning stove to warm the house through during the winter. This home is absolutely full of character, with exposed stonework and beams, vintage timber panelling and thick cottage walls. You might wish to modernise the kitchen and bathroom, or make other alterations to your taste, but this cute little cottage offers a very habitable and pleasant lifestyle for a single owner, couple or a small family.

To the rear is an enclosed yard with outbuildings, which could be removed to give spectacular views out to the country. At the front is a south-facing patio and mature gardens with flowering borders leading down to a wrought iron fence and gate. Opposite the front gate is a gravelled courtyard containing the garage.

Surroundings

The Square is a collection of traditional stone cottages on Otley Road in Killinghall, about 3 miles from Harrogate town centre. Killinghall village has two public houses, a primary school, a day nursery for children, a fish & chip shop and a doctor's office. Supermarkets and other shops are just over a mile away towards Harrogate. The village is surrounded by beautiful Yorkshire countryside and many outdoor attractions, including Ripley Castle, Studley Royal, Fountains Abbey and Brimham Rocks.

Services

The property is connected to mains electricity, water and drainage. Fibre broadband is available in the area with speeds of up to 76Mb. The 36 bus service stops near to the cottage when travelling between Ripon, Harrogate and Leeds. The 24 bus service also stops nearby on route between Harrogate and Pateley Bridge.

Directions

From Harrogate take the A61 West Park onto Parliament Street, with Betty's on your left side. Continue on, over the hill to New Park roundabout. Take the second exit to stay on the A61 towards Ripon. On entering the village of Killinghall take the left turn towards Otley. 3 The Square is on the right side, marked by our For Sale board.

Energy Efficiency Rating: G

Tenure: Freehold

Council Tax Banding: B

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