



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	78		73
62		55	



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

### Directions

Proceed out of Harrogate along the A61 Ripon Road crossing over the New Park roundabout at Skipton Road. Proceed into the village of Killinghall turning left into Otley Road, just before The Greyhound Public House. Taking the third right turn into Castle Road, follow the road to the left where number 11 can be found.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 [myrings.property](http://myrings.property)

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11 Castle Road, Killinghall

£210,000

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Harrogate's Leading Family Estate Agent



BEST

ESTATE AGENT GUIDE  
2018 : TOP 100

SALES & LETTINGS

11 Castle Road, Killinghall, North Yorkshire, HG3 2DU

 3  3  1

Occupying a desirable position within a quiet residential cul-de-sac is this spacious three bedroom dormer-bungalow benefitting from a private rear garden, driveway and single garage.

With off road parking for at least two cars leading down to a single garage with power sockets, a door opens in to a central hall. Branching off to the front elevation there are two good sized double bedrooms. To the rear elevation is a pleasant lounge with views over the garden and an impressive, extended open plan dining kitchen which has sliding patio doors opening out to the garden. Ascending to the first floor, a light and airy study leads in to a further double bedroom which has a large walk-in wardrobe and storage space.

Killinghall is a highly regarded village only 1.5 miles to the North of Harrogate's town

centre with its many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 acre Stray Parkland. Killinghall itself offers a range of amenities including a public house, church and primary school. The Harrogate district is renowned for its reputable schools for all ages which are all within a short commute. The area has an abundance of natural beauty being on the doorstep to the Yorkshire Dales, with world famous historic landmarks such as Fountains Abbey and Brimham Rocks being within a short drive. Transport links are most accessible with the train line running from Harrogate town centre to the main stations at York and Leeds, the A1M linking into the national motorway network only 9.6 miles away, and Leeds Bradford International Airport a mere twenty minute drive.



**Bus**  
3 minutes walk



**Main Roads**  
A1M 9.6 miles



**Train**  
Harrogate 2.8 miles



**Airport**  
Leeds/Bradford 13.5 miles

**Fixtures & fittings**

Fixtures and fittings are to be negotiated separately.

**Services**

All mains services are connected to the property.

**Rating Authority**

Harrogate Borough Council Tax Band C

**Tenure**

Freehold