



**6 OAKSTEAD GARTH**  
Killinghall, Near Harrogate

**Carter Jonas**

## 6 OAKSTEAD GARTH, KILLINGHALL, HG3 2FE

Harrogate Town Centre – 2.3 miles  
Leeds City Centre – 18 miles  
Ripon – 9 miles  
Leeds Bradford Airport – 14 miles

6 Oakstead Garth is located in the popular village of Killinghall, a particularly accessible village just over two miles north of Harrogate town centre. This wonderful village has an excellent sense of community and regular bus services to Harrogate, Ripon and Leeds. The village also has the benefit of a Tesco Express. The picturesque market towns of Knaresborough and Boroughbridge offer an excellent range of daily shops and services, the popular village of Ripley is close by as is the Nidderdale Area of Outstanding Natural Beauty. The spa town of Harrogate provides an excellent range of shops, schools, theatres, cinemas and essential services, including a railway station which connects to Leeds and York, both providing frequent services to London Kings Cross and Edinburgh.

The accommodation briefly comprises a stunning breakfast kitchen with vaulted sitting area, an extensive range of contemporary units, granite worksurfaces, a range of quality integrated appliances and French doors opening onto the recently landscaped tiled sitting area and lawn garden beyond. The kitchen is complemented by a sizeable utility room with a range of built-in units which house the washing machine and drier. There is a particularly bright and well proportioned sitting room also with French doors opening to the rear garden, a study or snug with a formal dining room across the hall, both overlooking the front landscaped garden and open countryside beyond, and a cloakroom.

On the first floor is a galleried landing, principal bedroom with a dressing room and en suite shower room, a guest bedroom with fitted wardrobes and en suite shower room, three further double bedrooms and a house bathroom all finished to a high standard with the front rooms benefitting from the field views.

**A DOUBLE FRONTED STONE BUILT 5 BEDROOM PROPERTY WHICH HAS BEEN RECENTLY ENHANCED TO PRODUCE A STUNNING CONTEMPORARY FAMILY HOME WITH BEAUTIFUL SOUTH WEST FACING LANDSCAPED GARDENS, NESTLED IN THE CORNER OF THIS NEW DEVELOPMENT WITH FAR REACHING FIELD VIEWS AND LOCATED IN THE POPULAR VILLAGE OF KILLINGHALL, LESS THAN 2½ MILES FROM HARROGATE TOWN CENTRE.**



The property is positioned on the South/Eastern corner at the edge of the development meaning there is no passing traffic, the property benefits from off street parking for around six vehicles along with a detached double garage. The landscaped gardens to the rear of the property are an enclosed sun trap with tiled seating areas and an immaculate lawn and the front garden has also been landscaped creating an attractive approach to the house.

## ADDITIONAL INFORMATION

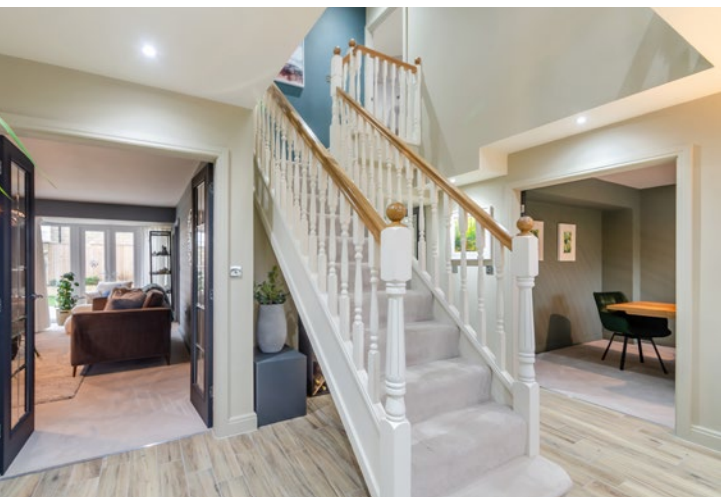
**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

**Services:** All mains services are connected.

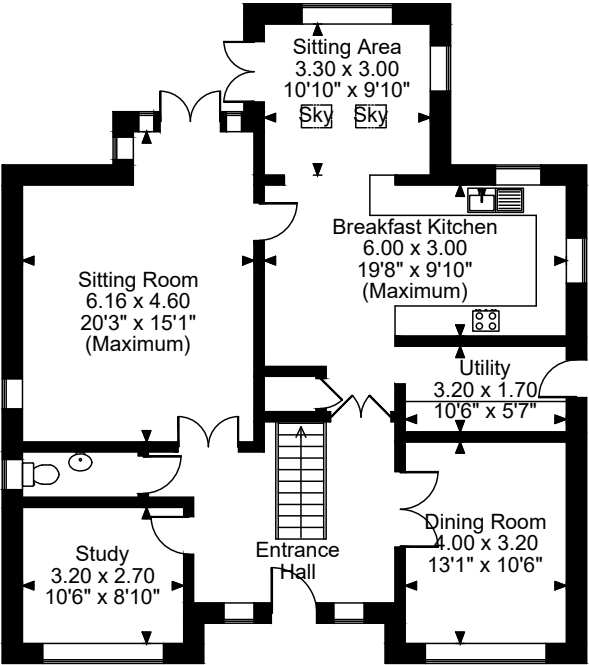
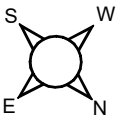
**Viewings:** Strictly by prior appointment through the selling agents - 01423 523423.

**Directions - HG3 2FE:** Leave Harrogate town centre via the Ripon Road (A61) and continue straight. Upon entering the village of Killinghall take the second right into Crofters Green, follow this road around to the right, it then turns into Nidd Croft. Follow this until the end then turn right into Oakstead Garth and number 6 is the last house on the right.

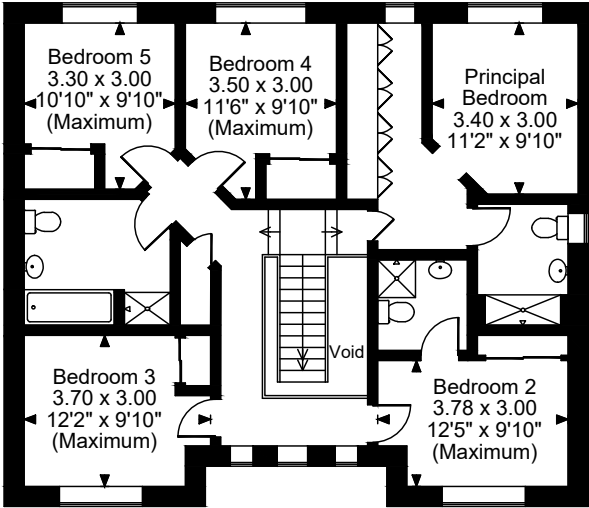




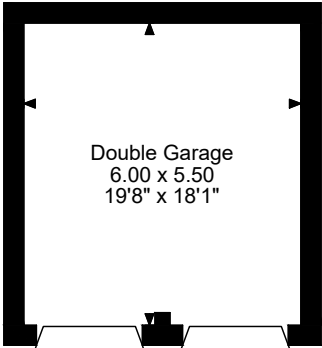
**6 Oakstead Garth, Killinghall**  
**Approximate Gross Internal Area**  
**Main House = 2,143 sq ft / 199 sq m**  
**Double Garage = 355 sq ft / 33 sq m**  
**Total = 2,498 sq ft / 232 sq m**




**Ground Floor**



**First Floor**



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 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epc4u.com	



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