

# Overdale

Knox Park, Killinghall



OVERDALE

STRUTT  
& PARKER

BNP PARIBAS GROUP



## A superb, modern three-bedroom detached property with an integrated one-bedroom annexe set on a generous plot.

An exquisite family home and annexe with modern amenities and neutral décor throughout that provides an elegant and practical living and entertaining environment. The property benefits from an elevated position with stunning countryside views located in a sought-after village on the outskirts of Harrogate.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE & CARPORT**



**LARGE GARDEN**



**FREEHOLD**



**VILLAGE**



**3,109 SQ FT  
(289 SQ M)**



**GUIDE PRICE  
£1,100,000**



### The property

Overdale is an immaculately presented, white-rendered family home offering a total of 3,109 sq. ft of light-filled, flexible accommodation arranged in an L-shape over two floors. The property is currently split into a three-bedroom home with a one-bedroom annexe which can easily be re-integrated into the main house if required.

The main house flows from a welcoming rear reception hall with under stairs storage, a useful cloakroom and oak flooring that continues throughout the majority of the accommodation. To the front of the property is the spacious drawing room with a modern wall-inset fireplace with gas living flame fire and full-height glazing with patio doors leading to the south facing front terrace that floods the room with natural day light. Adjacent is a stylish, L-shaped open plan kitchen, dining room that features contemporary high-gloss wall and base units in grey and white, a large central island with breakfast bar, modern integrated appliances, and bi-fold doors to the rear terrace. The dining area offers space for a good-sized

table, with a neighbouring fitted utility room offering further storage and space for white goods. One of the properties bedrooms is on the ground floor, this generous bedroom has built in sliding wardrobes, a sleek en suite shower room and a walk-in dressing room with interconnecting door to the annexe.

On the first floor there are two further substantial double bedrooms to include the 18 ft principal bedroom with full-height angled glazing and patio doors opening onto a glazed Juliet balcony. The second dual aspect bedroom benefits from a walk-in closet. Completing this floor is the impressive family bathroom with freestanding bath and separate walk-in shower enclosure.



The one-bedroom annexe is ideal for multigenerational living, or the potential for additional income through holiday lets. It is accessed via patio doors that open to the spacious, open-plan kitchen and sitting room. Stairs rise from the sitting room to a sizable bedroom with built in wardrobes, a contemporary en suite shower room and patio doors leading to a private 24ft balcony with stunning countryside views.

## Location

Set on the River Nidd, Killinghall village has two churches, a village hall, convenience store, play area, GP surgery, garden centre, cricket club, children's nursery and primary school, and sits near to open countryside providing numerous walking, riding and cycling routes. The spa town of Harrogate has a shopping centre, arcade and wide range of independent retailers as well as supermarkets and sports facilities including cricket, tennis, rugby, football and squash clubs and five golf courses.

## Outside

Occupying an elevated position and having plenty of kerb appeal, the property is approached from a private, no-through road over a sweeping tarmac driveway leading past the property to a large parking area giving access to a detached outbuilding with garage and carport.

The well-maintained front garden is laid mainly to gently-sloping lawn bordered by well-stocked flower and shrub beds. There are a number of south-facing paved terraces accessible from the kitchen and drawing room, ideal for entertaining and al fresco dining and offering far-reaching views over surrounding countryside.

The extensive well-maintained garden to the rear is laid mainly to raised level lawn interspersed with specimen trees with a paved terrace area off the annexe.



Communications links are excellent: the village offers regular bus services between Harrogate, Ripon and Leeds, the A61 running through the village links to the A1(M), giving access to the north and south of the country and the motorway network, and Harrogate station (2.2 miles) has regular services to major regional centres and central London.

## Distances

- Killinghall 0.8 mile
- Harrogate 0.9 mile
- A1(M) (Junction 47) 8.8 miles
- Ripon 9.8 miles
- Leeds Bradford Airport 13.9 miles
- Leeds 17.2 miles

## Nearby Stations

- Harrogate

## Key Locations

- RHS Garden Harlow Carr
- Valley Gardens
- The Stray
- Brimham Rocks
- Ripley Castle
- Fountains Abbey & Studley Royal Water Garden
- Nidderdale Llamas
- The Pinewoods
- Royal Pump Room Museum
- Knaresborough Castle

## Nearby Schools

- Harrogate Grammar School
- Harrogate Ladies' College
- Brackenfield
- Ashville College
- Killinghall C Of E Primary School
- Burton Leonard CofE Primary

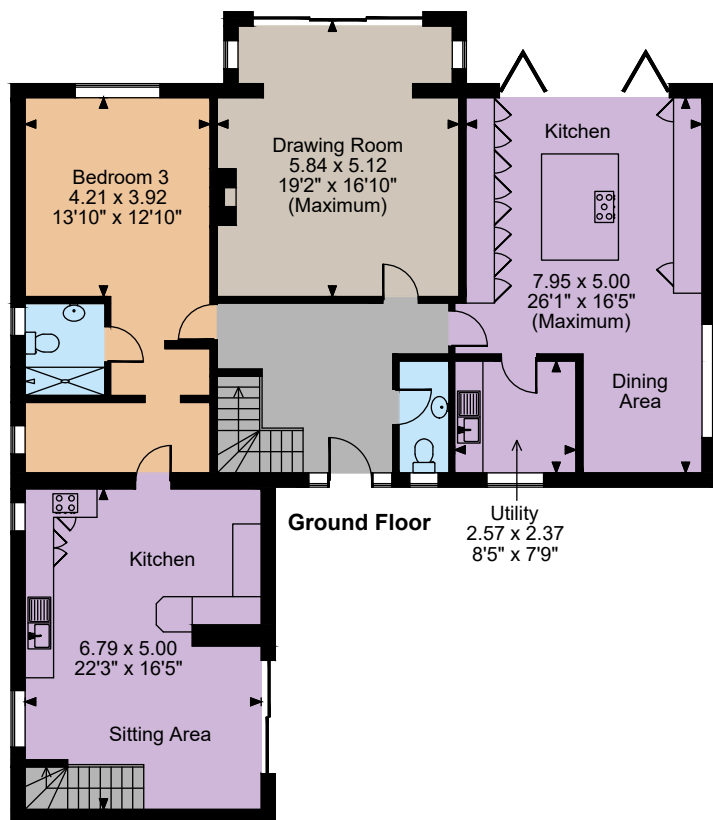


Annexe

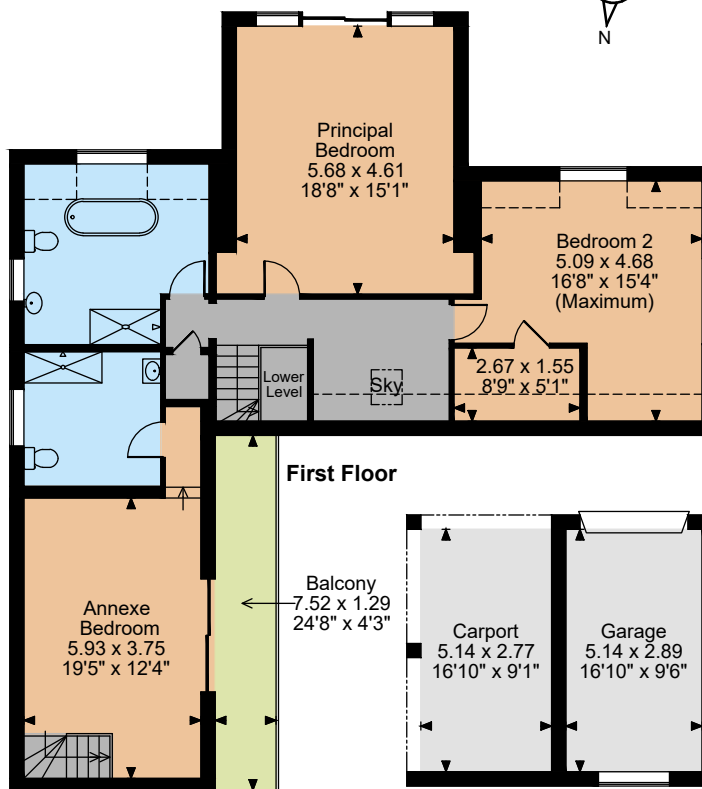


Annexe





**Annexe Ground Floor**



**Annexe First Floor**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 2,077 sq ft (193 sq m)

Garage internal area 330 sq ft (31 sq m))

Annexe internal area 702 sq ft (65 sq m)

Total internal area 3,109 sq ft (289 sq m)

For identification purposes only

## Directions

HG3 2AF

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## General

Local Authority: North Yorkshire County Council

Services: Mains gas, electricity, water and drainage.  
Gas centrally heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

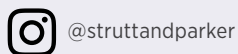
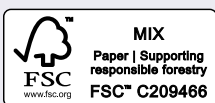
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## Harrogate

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