



2 The Fold, Burley Bank Road, Killinghall, Harrogate, HG3 2RZ

£289,950

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A newly constructed and stylish middle-of-terrace three-bedroomed property forming part of this prestigious new development of just nine properties in this attractive position, surrounded by beautiful countryside, yet convenient for Harrogate town centre.

This attractive, contemporary home has been constructed to a high standard, using local materials, hardwood external and patio doors, and contemporary white sanitary ware throughout, and provides deceptively spacious accommodation with a large garden and parking spaces. The property is approximately one year old and is sold with the remainder of a 10-year guarantee.





GROUND FLOOR

RECEPTION HALL

With fitted cupboard.

SITTING ROOM

A reception room with window to front.

CLOAKROOM

With WC, washbasin set within a vanity unit and heated towel rail.

DINING KITCHEN

Range of quality wall and base units with Bosch induction hob and integrated oven together with integrated dishwasher, fridge / freezer and washer / dryer. With a dining area, window and glazed door leading to the garden.



FIRST FLOOR

BEDROOM 1

A double bedroom with window to rear.

BEDROOM 2

A double bedroom with window to front.

BEDROOM 3

A further bedroom with window to rear.

BATHROOM

A modern white suite with WC, basin set within a vanity unit and a bath with shower above. Tiled walls and floor and heated towel rail. Window to front.



LOFT

A pull-down ladder provides access to a large fully boarded loft with fitted shelving.

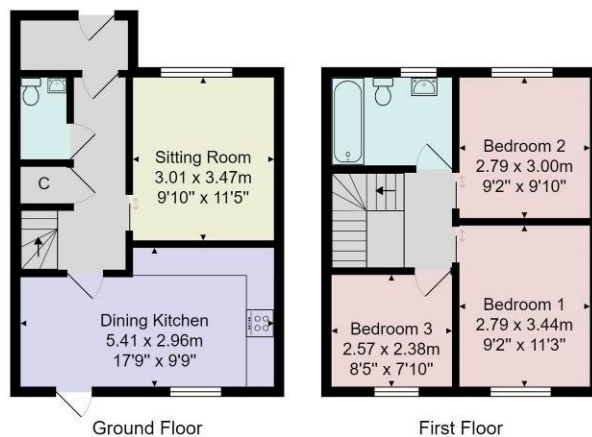
OUTSIDE

There are two off-road parking spaces situated at the front of the property. To the rear there is a very good-sized and attractive lawned garden and patio.

Tenure - Unknown

Council Tax Band - C





Total Area: 74.8 m² ... 806 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating: C</p> <p>Environmental (CO₂) Impact Rating: E</p>		<p>Energy Efficiency Rating: A</p> <p>Environmental (CO₂) Impact Rating: B</p>	
<p>England & Wales</p>		<p>England & Wales</p>	