



VERITY
FREARSON

11 SPRUISTY GREEN, KILLINGHALL, HG3 2FG

OFFERS OVER £750,000

11 SPRUISTY GREEN,

Killinghall, HG3 2FG

A fantastic opportunity to purchase a modern five / six-bedroom detached property with good-sized garden and double garage, situated in a delightful position on this popular new development with superb outlook over the surrounding countryside.

This impressive property provides high-quality and modern accommodation. The property was built by Heron homes and was completed in December 2021, the property is sold with the remainder of a 10-year build as guarantee. The accommodation comprises a spacious hallway which leads to the large sitting room, stunning open plan dining kitchen, and family room. There is also a useful utility room and downstairs WC and access to the large double garage. Upstairs, there are five double bedrooms, together with a study and there are two en-suite shower rooms plus the modern house bathroom. The property occupies a generous plot with a good-sized and attractive lawned rear garden together with a driveway which provides off-road parking and leads to the integral double garage.

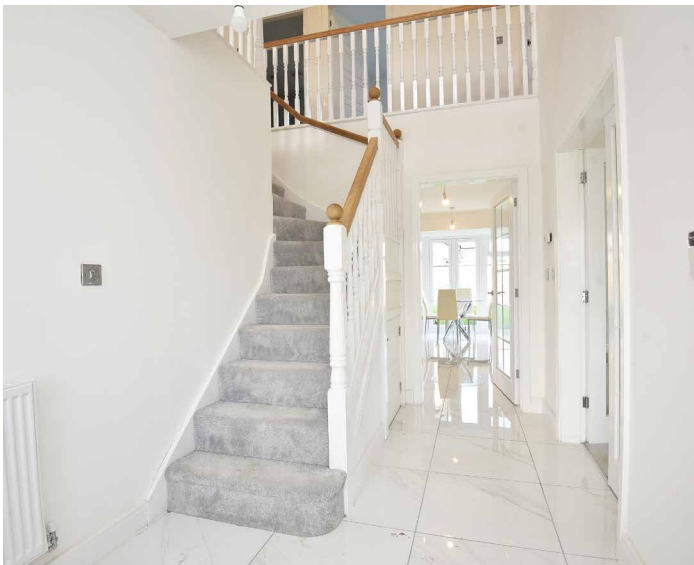


Sitting Room · Family Room / Dining Room · Dining Kitchen · Utility · Cloakroom

5 Double Bedrooms · En-Suite · Dressing Area · Jack and Jill En-Suite Shower Room · House Bathroom

Ample Off-Road Parking · Double Garage · Good-Sized Lawned Garden







ACCOMMODATION

GROUND FLOOR SITTING ROOM

A spacious reception room with a window to front overlooking the green space with countryside beyond.

DINING KITCHEN

A stunning open-plan kitchen and dining area with bay to rear with glazed doors leading to the garden. Tiled flooring. The kitchen comprises a range of stylish wall and base unit with range cooker, integrated microwave, dishwasher and fridge / freezer.

FAMILY ROOM / DINING ROOM

A further good-sized reception room.

UTILITY ROOM

With tiled flooring and door leading to the garden. Space and plumbing for washing machine and tumble dryer and access to the double garage.

CLOAKROOM

With WC and washbasin. Tiled flooring.

FIRST FLOOR BEDROOMS

On the first floor there are five double bedrooms, with the main bedroom having an en-suite shower room and a dressing area with fitted wardrobes. The second and third bedrooms also have fitted wardrobes and share access to the second en-suite shower room. There is also a smaller sixth bedroom which could be used as a single bedroom or a study and has an attractive long-distance view to the front overlooking the surrounding countryside.

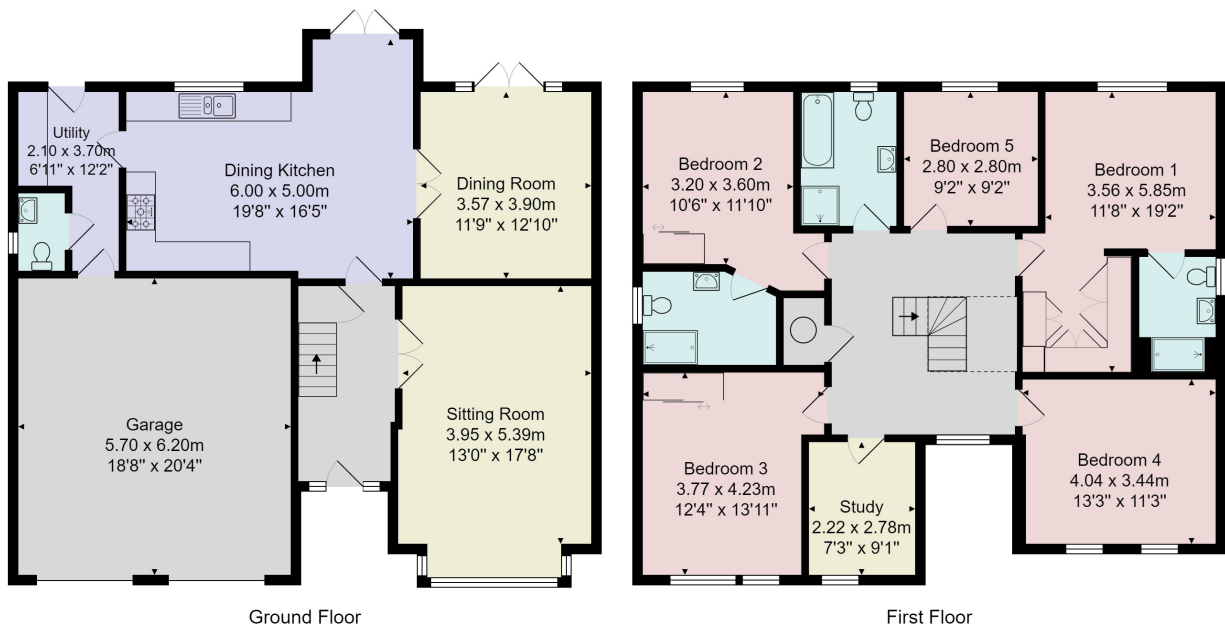
BATHROOMS

There are three bathrooms.

There is a modern house bathroom with bath and shower.

The main bedroom has an en-suite shower room and there is a further Jack-and-Jill en-suite shower room which serves the other two larger bedrooms. All the bathrooms are fitted with high-quality fittings with tiled walls and floor and heated towel rails.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 230.0 m² ... 2476 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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Outside

A generous drive provides ample off-road parking and leads to a large double garage with light, power and electric doors. To the rear there is a good sized lawn and garden with patio. Outdoor power sockets.

Location

The property forms part of this popular new development within the desirable village of Killinghall, well served by excellent village amenities and is just a short distance from Harrogate to town centre. A particular feature of this property is its superb position being on the edge of the development enjoying an attractive outlook over the surrounding countryside.

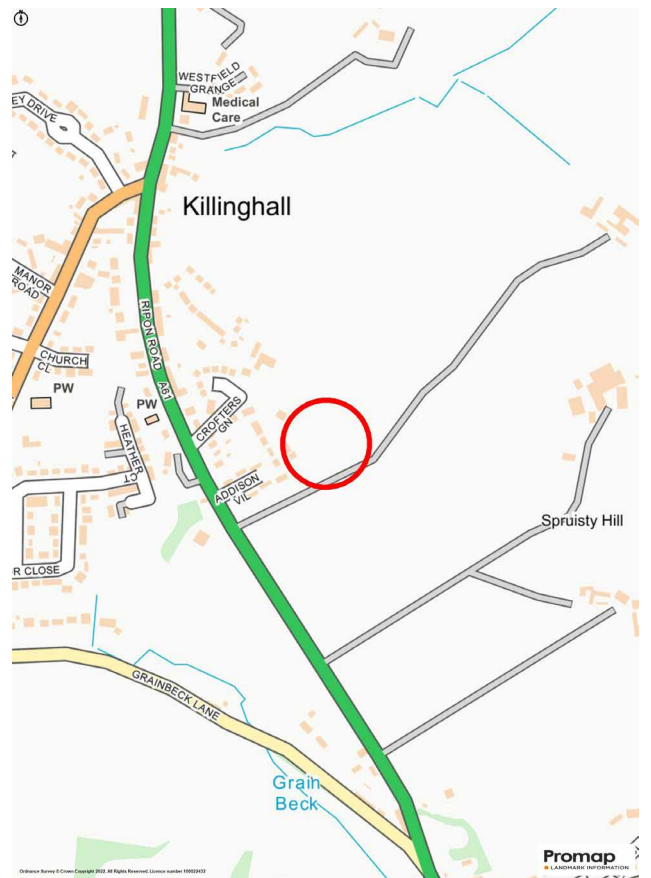
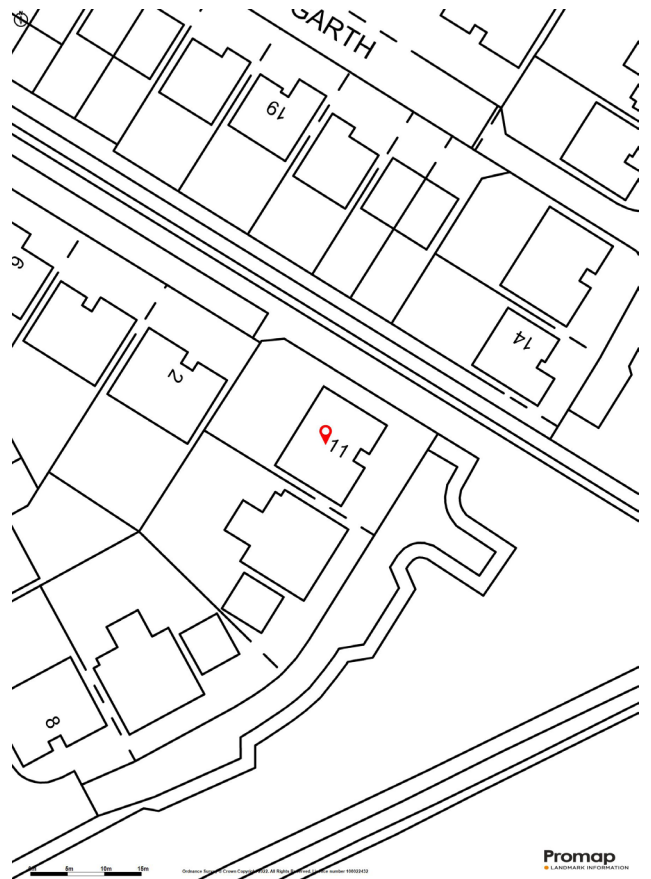
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(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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