



VERITY
FREARSON

29 MOORLANDS FOLD, KILLINGHALL, HG3 2FU

OFFERS OVER £625,000

29 MOORLANDS FOLD,

Killinghall, HG3 2FU

29 Moorlands Fold is an impressive and stylish 4/5 bed roomed detached new build house that has been finished to an exceptional standard throughout by the current owners, resulting in an extremely high finished family home, extending to nearly 2,000 sqft.

This superb family home has undergone full refurbishment and upgrade throughout, with installation of new internal and external doors, stunning kitchen and bathrooms, converting half of a previous double garage for use as a family room/ snug/ bedroom 5.

Built on the new Mill Garth estate, this property is also highly efficient, with solar electricity supply, full gas-fired central heating, uPVC double glazing throughout, plus the remainder of the 10-year NHBC guarantee (since new in 2017). The property also benefits from double driveway, single garage and landscaped gardens to the front and rear.

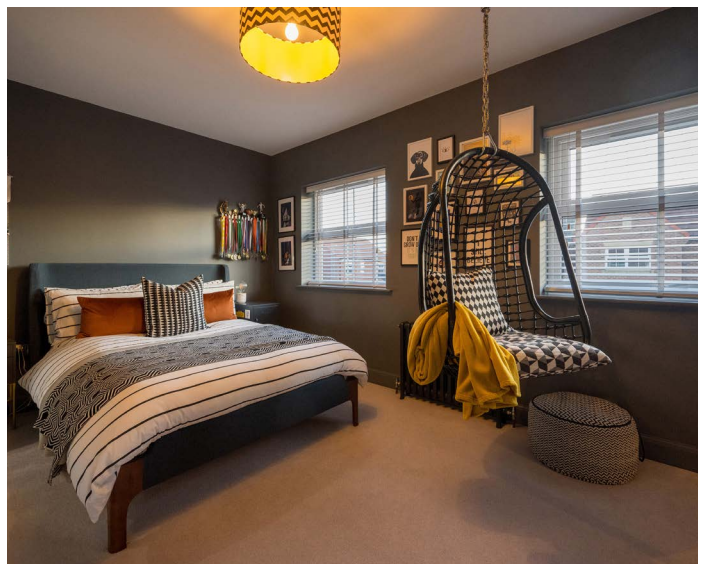
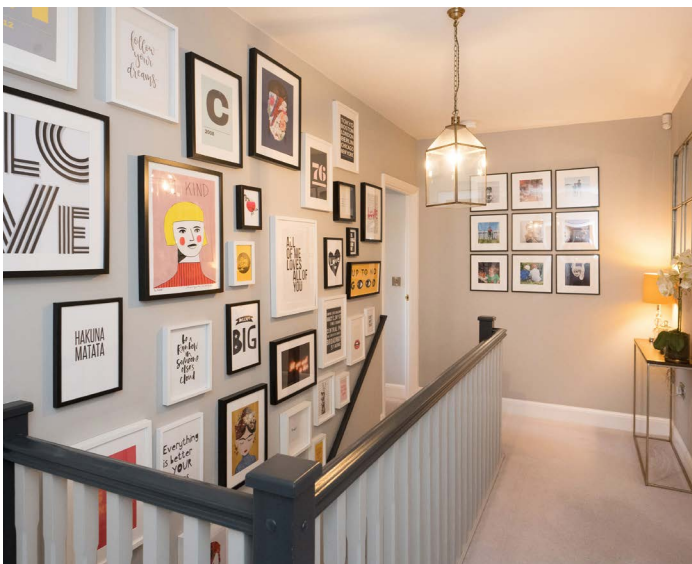


Sitting Room · Dining Room · Kitchen · Utility · WC

5 Bedrooms · En-Suite · Jack and Jill Bathroom · Bathroom

Off-Road Parking · Garage · Landscaped Garden





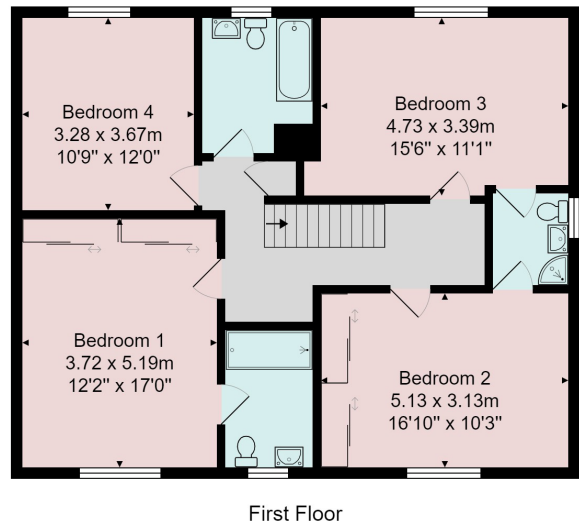


ACCOMMODATION

This stunning family home briefly comprises; bright entrance hall with Amtico flooring; snug/bedroom 5, formal sitting room with front facing bay window, W/C toilet, dining room with steel double doors to the landscaped rear garden and breakfast kitchen with island unit, all fitted units and integrated appliances, connected to small utility, completed with back door.

To the first floor, stylish house bathroom with free standing bath, master bedroom benefitting from fitted wardrobe storage and en-suite, bedroom 2 benefitting from fitted wardrobe storage and Jack and Jill en-suite shared with bedroom 3. Finally, bedroom 4 currently set as a dressing room.

FLOOR PLAN



Total Area: 177.0 m² ... 1906 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 particular feature of the property are the superb and private rear gardens, incorporating shaped lawn and several seating areas.

Location

Killinghall is one of the rapidly growing northern villages of Harrogate and has an array of amenities along its centre of Ripon Road such as supermarket, medical centre and drinkeries.

To reach Moorlands Fold, follow Ripon Road (A61) North out of Harrogate to arrive in Killinghall, take a left onto Otley Road (B6161) and follow until you see Mill Garth estate on your right. Follow Mill Garth and take a right onto Moorlands Fold. 29 is on your left-hand side.

Services

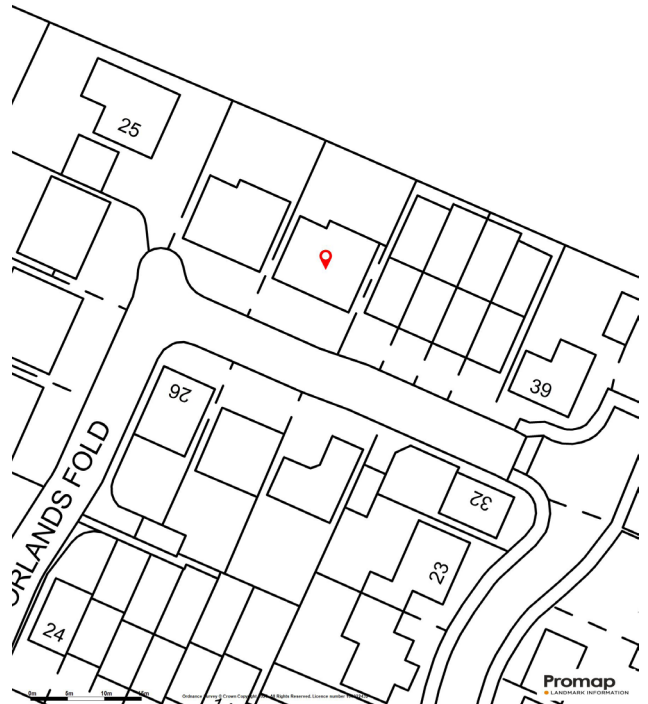
All mains services connected.

Tenure

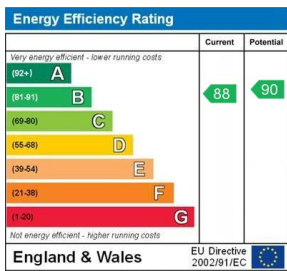
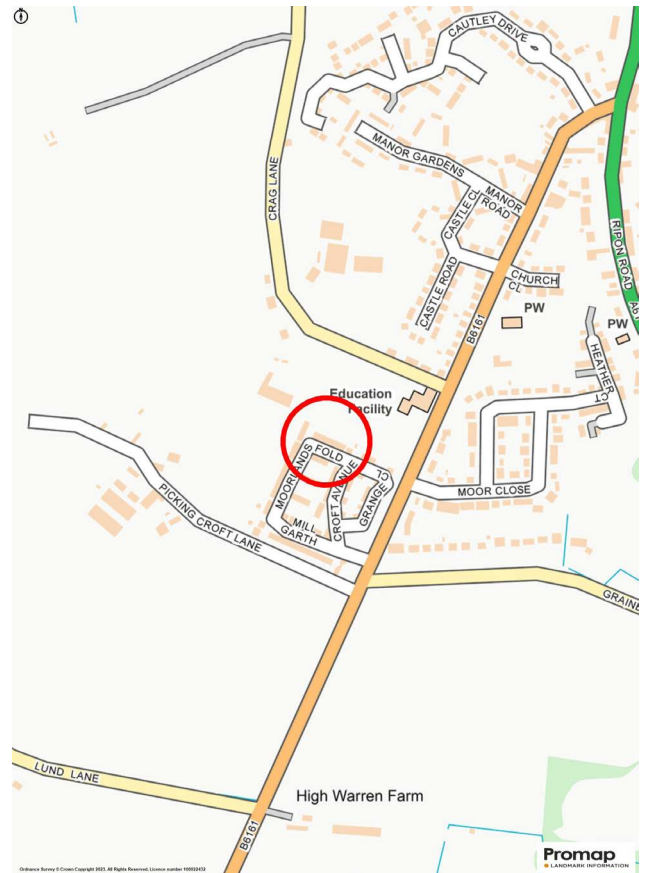
Freehold

Council Tax Band - F

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Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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