



VERITY  
FREARSON

4 COLTSFOOT COURT, KILLINGHALL MOOR, HARROGATE, HG3 2WW

£650,000

# 4 COLTSFOOT COURT, KILLINGHALL MOOR,

*Harrogate, HG3 2WW*

**A stunning four-bedroom detached house offering spacious and beautifully presented accommodation, which has been extended and modernised to a high standard by the current owners and is situated in a delightful position on the edge of this popular development, enjoying a private aspect to the rear over the adjoining woodland.**

This superb family home provides spacious and high-quality accommodation. There is a stunning open-plan kitchen and living area, which has bi-folding doors overlooking the garden. There is also a separate sitting room, downstairs, cloakroom and utility room. On the first floor there are four bedrooms, all of which are double bedrooms and have fitted wardrobes. There is a modern house bathroom and en-suite shower room, both of which have under-floor heating.

There is a driveway, integral garage, and a large and attractive landscaped garden with lawn and paved sitting areas, enjoying a delightful private aspect to the rear. The property is situated in a popular and convenient location, well served by local amenities, just a short distance from Harrogate and is on the edge of attractive open countryside.

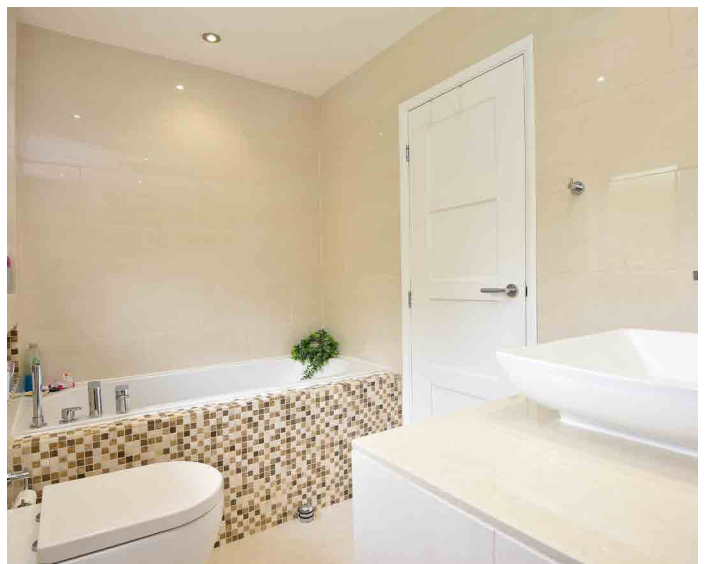
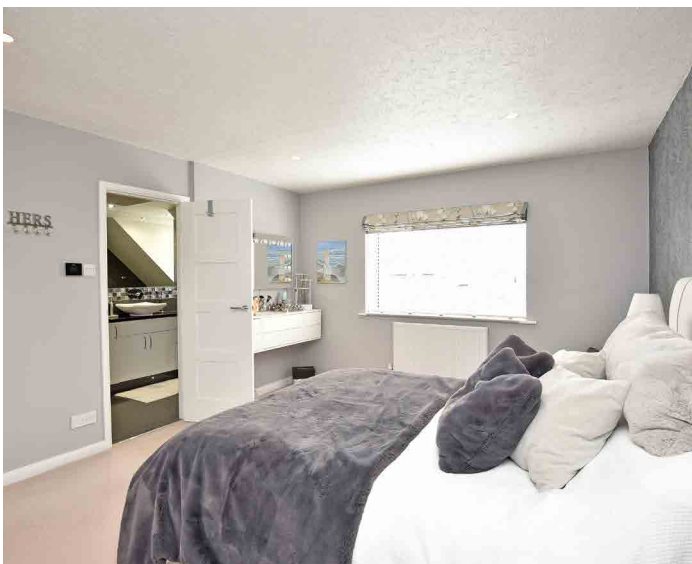
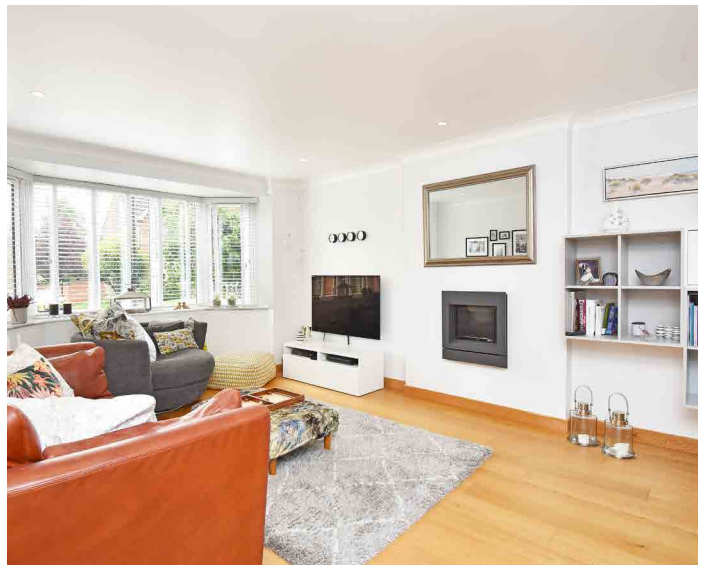


Sitting Room · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Garage · Landscaped Garden With Aspect Over Adjoining Woodland







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A spacious reception room with bay window to front and wall-mounted gas fire.

#### CLOAKROOM

With WC and washbasin.

#### LIVING KITCHEN

To the rear of the property there is a stunning, extended open-plan kitchen and living area with windows and bi-folding doors overlooking the garden. There are spacious sitting and dining areas and a modern fitted kitchen, which comprises a range of stylish units with island and breakfast bar. Gas hob, integrated double ovens, fridge / freezer and dishwasher. There is also underfloor heating, a warming drawer and the tap in the island is a hot water tap and filters water (Frankie).

#### UTILITY ROOM

Providing a further useful storage space with worktop, fitted units and sink. With space and plumbing for washing machine and tumble dryer and access to the integral garage. Underfloor heating and newly fitted boiler (January 2023).

### FIRST FLOOR BEDROOMS

On the first floor there are four good-sized double bedrooms, each with fitted wardrobes. The main bedroom has an en-suite shower room.

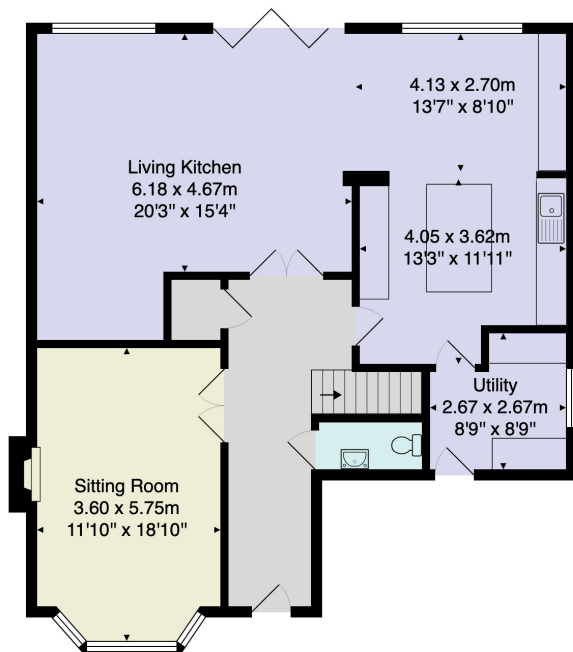
#### EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin sat atop a vanity unit, and shower. Tiled walls and floor with underfloor heating. Heated towel rail.

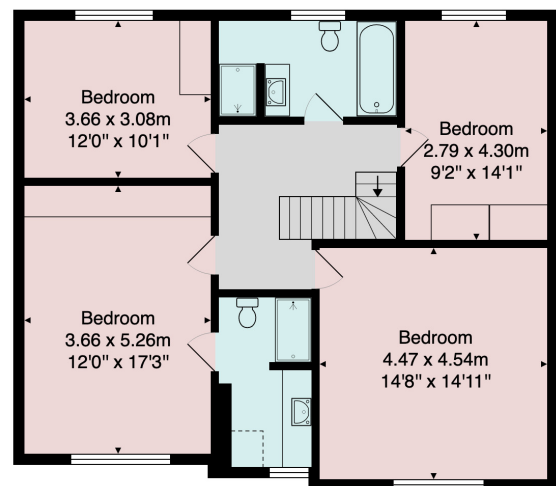
#### BATHROOM

A modern white suite comprising WC, washbasin sat atop a vanity unit, large walk-in shower and bath. Tiled walls and tiled floor with under-floor heating. Heated towel rail.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 195.3 m<sup>2</sup> ... 2102 ft<sup>2</sup>

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

To the front of the property there is a drive which provides parking and leads to the integral garage. To the rear of the property there is a large and attractive landscaped garden with lawn, well-stocked borders and extensive paved sitting area, enjoying a delightful private aspect to the rear over adjoining woodland.

### Services

All mains services connected.

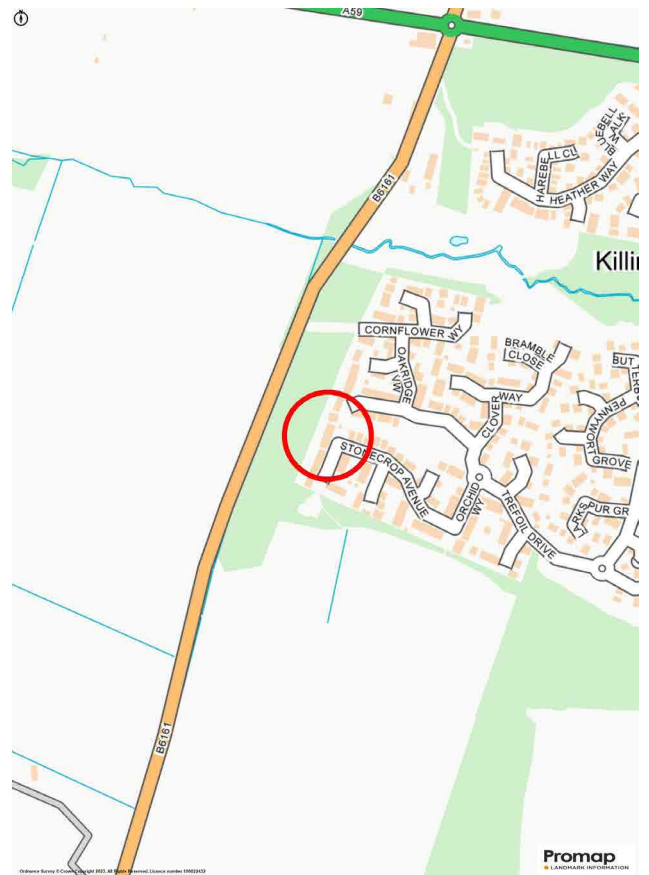
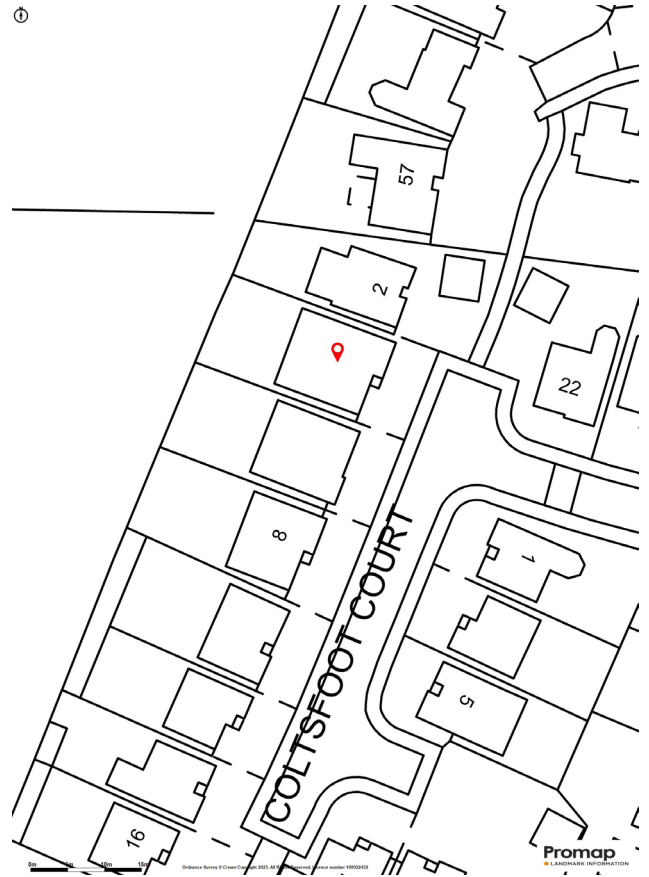
### Agent's Note

Ceilings lights over the island are not included in the sale.

### Tenure

Freehold

### Council Tax Band - E



Harrogate

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