



VERITY  
FREARSON

1 MOORLANDS FOLD, KILLINGHALL, HG3 2FU

GUIDE PRICE £635,000

# I MOORLANDS FOLD,

*Killinghall, HG3 2FU*

**A spacious and beautifully presented five-bedroom detached family home forming part of this popular modern development in a delightful position, backing onto open countryside.**

This impressive family home is finished to a high standard, with a stunning open-plan dining-kitchen, a sitting room, family room utility and downstairs WC, together with five double bedrooms, including the main bedroom with en-suite bathroom and dressing room, a family bathroom and additional shower room. The property is sold with the remainder of the 10-year NHBC Guarantee from March 2018. The property has a driveway and double garage, together with a particularly good-sized and attractive South/South West facing garden with a covered outdoor kitchen and hot tub area.

Moorlands Fold is located in a most convenient and desirable position, being only a five-minute drive from Harrogate town centre and well served by the local amenities of Killinghall. Offered for sale with no onward chain.



Dining Room · Sitting Room · Family Room · Cloakroom · Utility

5 Bedrooms · En-Suite · Bathroom · Shower Room

Off-Road Parking · Double Garage · Generous and Attractive Garden











## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

#### DINING KITCHEN

A stunning open plan modern kitchen with dining area and bi-folding doors leading to the garden. The kitchen comprises a range of stylish wall and base units with gas hob, double oven, drinks fridge, integrated fridge / freezer and dishwasher. Double doors lead to the sitting room.

#### SITTING ROOM

A large reception room with bay window to front.

#### FAMILY ROOM

A further reception room with bay window.

### CLOAKROOM

With WC and washbasin.

### UTILITY

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

### FIRST FLOOR

#### BEDROOM 1

An impressive master bedroom suite, comprising a double bedroom with dressing room with fitted wardrobes and en-suite.

#### EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin, bath and shower. Heated towel rail. Tiled walls and floor.

#### BEDROOM 2

A double bedroom with fitted wardrobes.

#### BEDROOM 3

A double bedroom with fitted wardrobes.

### BATHROOM

A modern white suite comprising WC, washbasin, bath and shower. Tiled walls and floor. Heated towel rail.

### SECOND FLOOR

#### LANDING

With study area and fitted cupboard. Skylight window.

#### BEDROOM 4

A large double bedroom with fitted wardrobe.

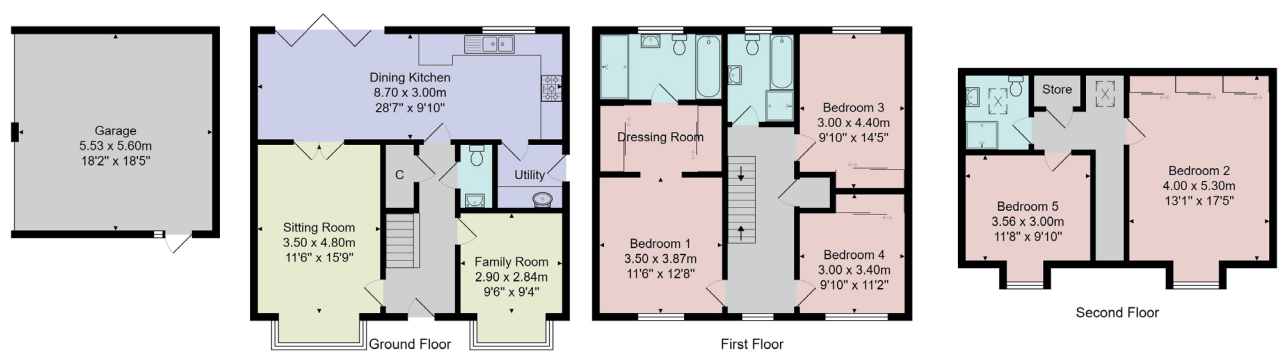
#### BEDROOM 5

A further double bedroom.

#### SHOWER ROOM

A modern white suite comprising WC, washbasin and shower. Heated towel rail. Tiled walls and floor.

# FLOOR PLAN



Total Area: 189.4 m<sup>2</sup> ... 2039 ft<sup>2</sup> (excluding garage)  
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

The property occupies a generous plot, having a good-sized and attractive garden to the rear with lawn and patio. There is a covered outdoor kitchen with built-in barbecue and pizza oven together with outside fridge and covered hot tub (hot tub available by way of separate negotiation). A double width drive provides parking and leads to the double garage which has light and power. The garage is currently used as a gym (gym equipment is potentially available by way of separate negotiation).

## Agents Note

The property is sold with the benefit of solar panels.

An estate service charge of approximately £180 per annum is payable.

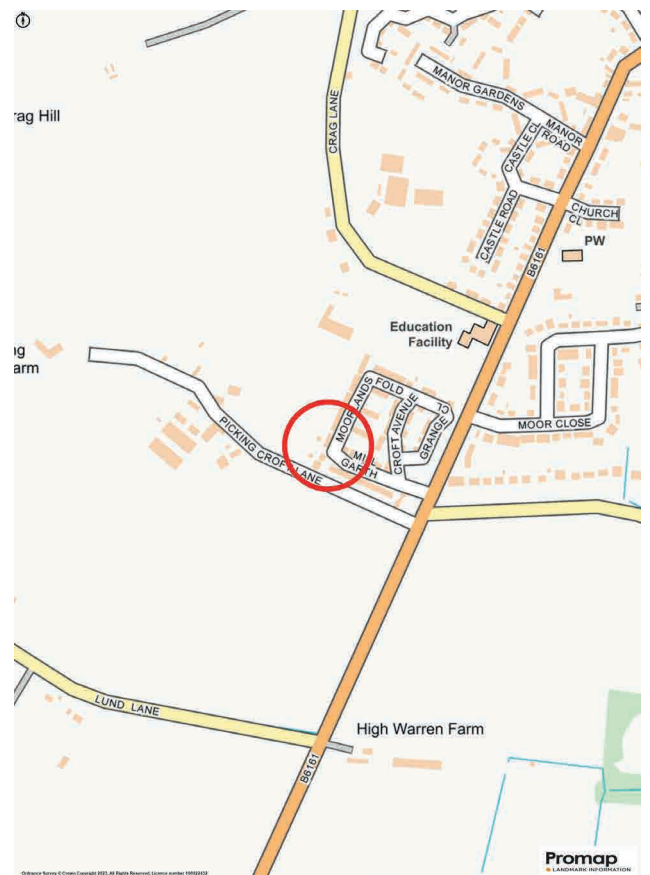
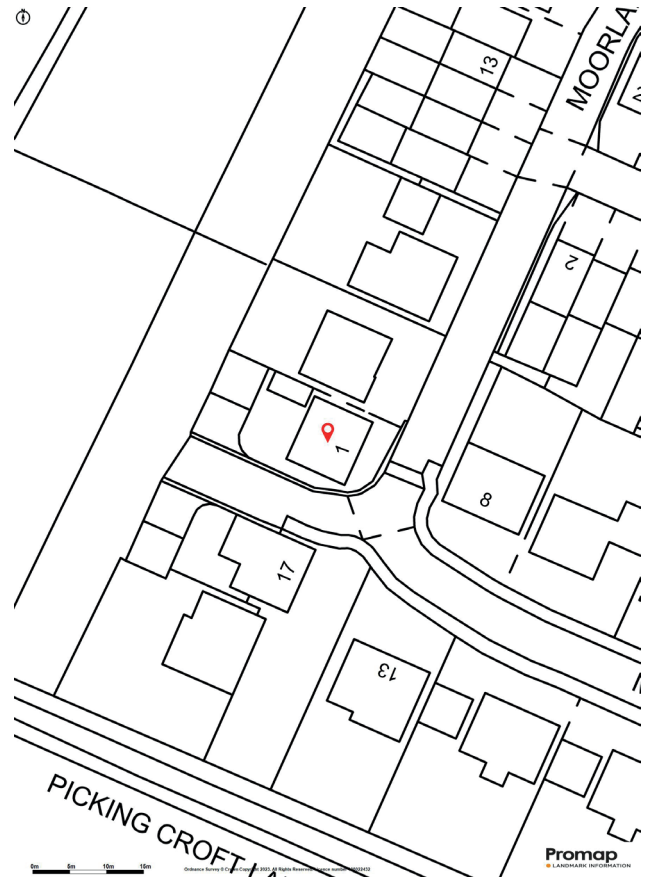
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	69	90
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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