



VERITY  
FREARSON

14 MOOR CLOSE, KILLINGHALL, HG3 2DZ

£525,000

# 14 MOOR CLOSE,

*Killinghall, HG3 2DZ*

**A spacious and beautifully presented three-bedroom detached property with an attractive garden, situated in this quiet position within this popular village.**

This delightful property provides well-presented accommodation comprising a substantial reception room, together with a stunning open-plan dining kitchen with useful utility room and cloakroom. On the first floor there are three good-sized bedrooms and a modern bathroom. A driveway provides parking, and at the rear of the building there is an attractive landscaped garden.

Moor Close is a quiet residential street within the popular village of Killinghall, a desirable village set amidst beautiful countryside, well served by local amenities and just a short distance from Harrogate town centre.



Sitting Room · Dining Kitchen · Utility Room · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · Attractive Garden







## ACCOMMODATION

### GROUND FLOOR ENTRANCE HALL

#### SITTING ROOM

A spacious reception room with windows and glazed doors overlooking the garden.

#### DINING KITCHEN

With dining area and glazed doors leading to the garden. The kitchen comprises a range of stylish modern units with quartz worktops, gas hob, integrated electric oven and dishwasher.

#### UTILITY ROOM

With fitted units and worktop with space and plumbing for washing machine.

#### CLOAKROOM

With WC and washbasin.

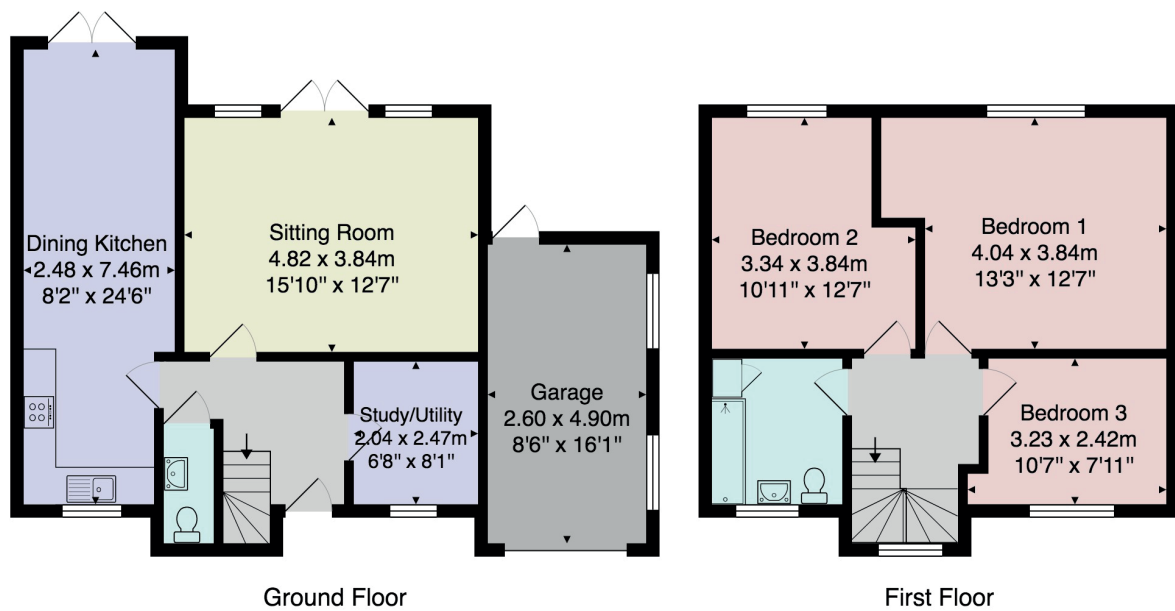
### FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor. The two larger bedrooms have fitted wardrobes.

#### BATHROOM

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

# FLOOR PLAN



Total Area: 113.0 m<sup>2</sup> ... 1217 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission. Copyright 2017 Ac2

**Outside**

A driveway provides parking. To the rear of the property there is an attractive and very good-sized garden with lawn, well-stocked planted borders and sitting areas. Substantial timber garden shed.

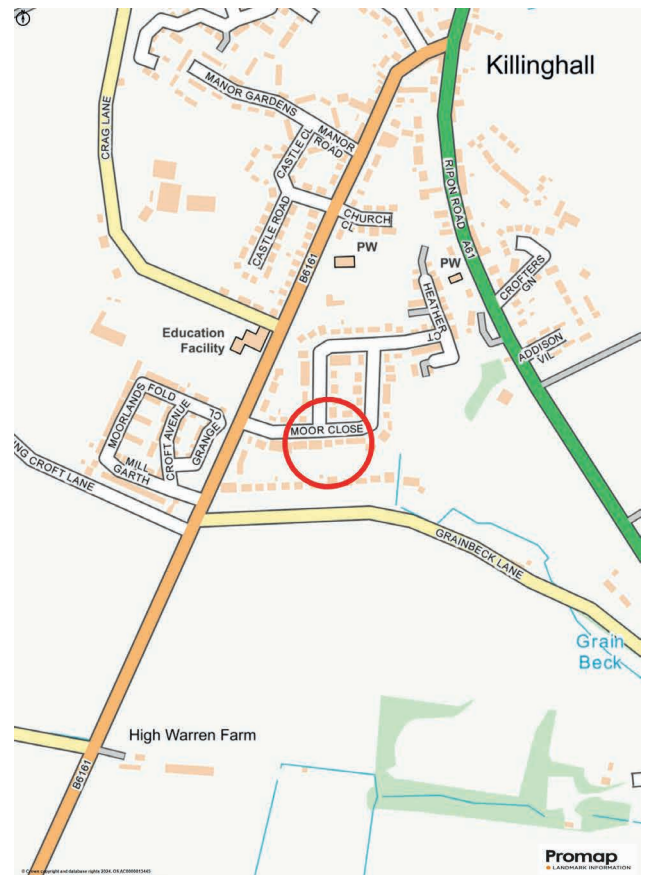
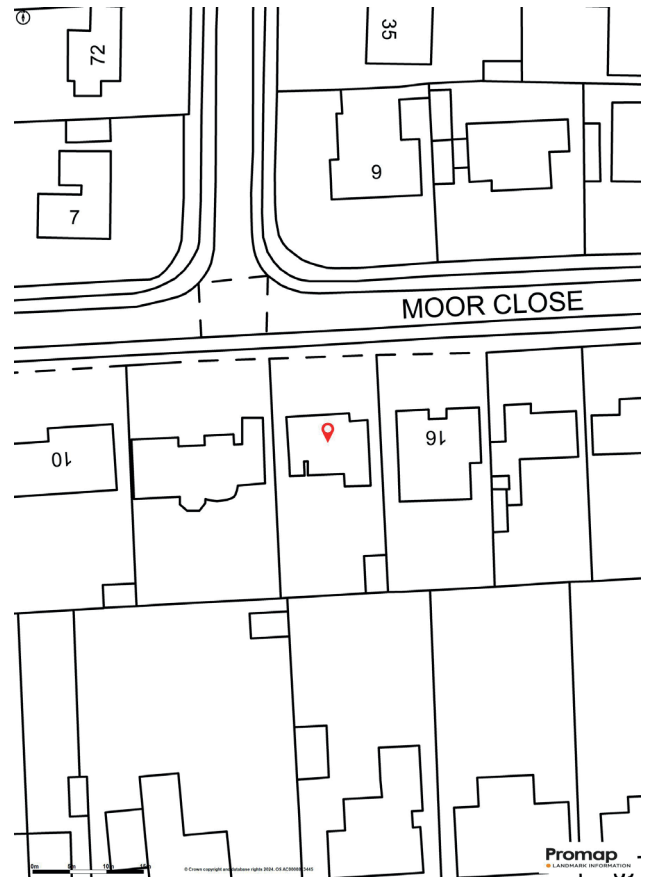
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(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			

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

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





VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)