



VERITY  
FREARSON

44 MOOR CLOSE, KILLINGHALL, HARROGATE, HG3 2DZ

OFFERS OVER £500,000



# 44 MOOR CLOSE, KILLINGHALL,

*Harrogate, HG3 2DZ*

**A spacious and well-presented four-bedroom detached property with driveway, garage and attractive garden, situated in this delightful position in the heart of the popular village of Killinghall, enjoying direct access onto public green space.**

This excellent property provides generous and flexible accommodation. On the ground floor there is a stunning open-plan kitchen and living area which has glazed doors leading to the garden, together with a separate sitting room which has a wood-burning stove, a modern bathroom and two ground-floor double bedrooms. On the first floor there are two further good-sized bedrooms and a modern shower room.

The property occupies a generous plot, having a driveway, garage and attractive garden with lawn and patio and has direct access to the Glebe, which is a public green space for all to enjoy with a park, children's play area and outdoor gym. Killinghall is a popular village, well served by excellent local amenities including primary school and shop, and just a short drive from Harrogate town centre.



Sitting Room · Living Kitchen · Bathroom

4 Bedrooms · Shower Room

Off-Road Parking · Garage · Good-Sized Lawned Gardens













## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with bay window. Feature fireplace with wood-burning stove.

#### **LIVING KITCHEN**

A stunning open-plan living space with windows and glazed doors overlooking the garden. The kitchen comprises a range of fitted wall and base units with induction hob, double oven, integrated dishwasher, fridge and freezer.

### **BEDROOM 3**

A double bedroom, currently used as a study.

### **BEDROOM 4**

A further double bedroom, currently used as a gym.

### **MODERN BATHROOM**

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

### **FIRST FLOOR**

#### **BEDROOM 1**

A spacious double bedroom. Large walk-in wardrobe. Access to generous eaves storage space.

#### **BEDROOM 2**

A further good-sized bedroom with access to eaves storage and glazed doors leading to a Juliet balcony.

#### **MODERN SHOWER ROOM**

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



# FLOOR PLAN



Total Area: 180.5 m<sup>2</sup> ... 1943 ft<sup>2</sup> (excluding garage, eaves storage)  
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 driveway provides parking and leads to a garage which has light and power. To the rear of the property there is an attractive and good-sized garden with lawn, paved sitting areas and planted borders. A gate provides direct access to the Glebe, a public open green space adjoining the property with children's play area. There is an outside tap and power points.

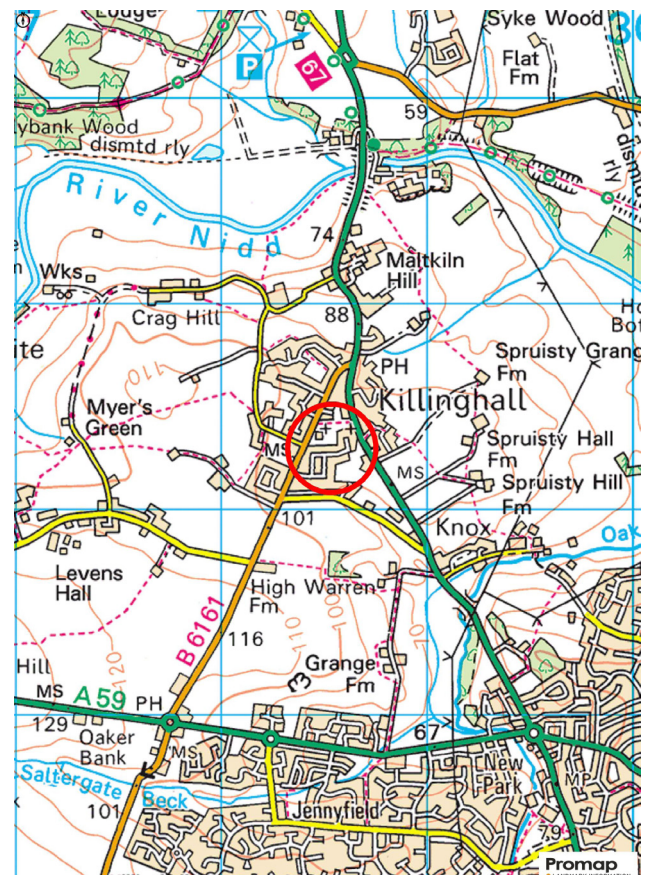
## Services

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)	58	67
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Harrogate

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