



VERITY
FREARSON

45 GRAINBECK RISE, KILLINGHALL, HARROGATE, HG3 2FF

£630,000

45 GRAINBECK RISE, KILLINGHALL,

Harrogate, HG3 2FF

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, study/snug, 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 was built three years ago and is sold with the remainder of the 10-year NHBC Guarantee. The property has a driveway and garage, together with a particularly good-sized and attractive garden with lawn, patio and open aspect to the rear.

Grainbeck Rise 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.



Sitting Room · Snug / Study · Dining Kitchen · Utility Room · Cloakroom

5 Double Bedrooms · En-Suite Shower Room · Bathroom · Shower Room

Ample Off-Road Parking · Garage With Electric Vehicle Charge Point · South East Facing Larger-Than-Average Lawned Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A large reception room with doors leading to the dining kitchen.

DINING KITCHEN

With spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of modern fitted units with granite worktops, induction, hob, integrated oven, integrated dishwasher and fridge/freezer.

UTILITY ROOM

With fitted units and integrated washing machine.

STUDY / SNUG

Providing a useful workspace for additional sitting area.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR **BEDROOMS**

There are three double bedrooms on the first floor, including the main bedroom which is a large double room with dressing room and ensuite

EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

BATHROOM

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

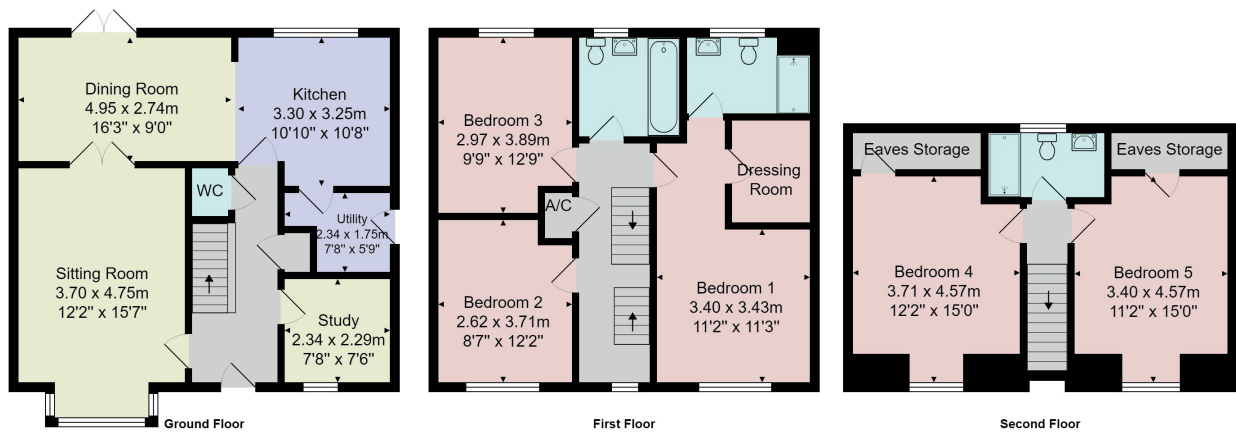
SECOND FLOOR **BEDROOMS**

There are two double bedrooms on the second floor.

SHOWER ROOM

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

FLOOR PLAN



Total Area: 173.8 m² ... 1870 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

The property occupies a generous corner plot and has a larger-than-average south east facing rear garden with lawn and patio, enjoying a pleasant aspect over the surrounding countryside. A driveway provides parking for up to three vehicles and leads to a single garage which has light and power and a 7kv electric vehicle charger.

Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(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		

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