



VERITY
FREARSON

WINNAL, 17 GRAINBECK LANE, KILLINGHALL, HG3 2AA

OFFERS OVER £500,000

WINNAL, 17 GRAINBECK LANE,

Killinghall, Harrogate, HG3 2AA

A spacious and beautifully presented four-bedroom semi-detached house, occupying a generous plot with attractive gardens to the front and rear and a detached garage, which has been converted to provide space for an indoor exercise swimming pool and sauna, situated in this delightful position overlooking open countryside on the edge of the village of Killinghall.

This impressive property has been extended to provide generous and flexible accommodation. On the ground floor, there is a sitting room with wood-burning stove, together with a stunning open-plan living kitchen with glazed bi-folding doors leading to the garden, a separate utility room and downstairs WC. Upstairs, there are four good-sized bedrooms, a modern bathroom and en-suite shower room. A particular feature of the property is the large plot, having attractive gardens to both the front and rear of the property. Electric gates provide access and lead to the driveway where there is ample parking space. The large detached garage has been converted to provide space for an indoor exercise swimming pool (available by separate negotiation) and a sauna, as well as providing storage space.

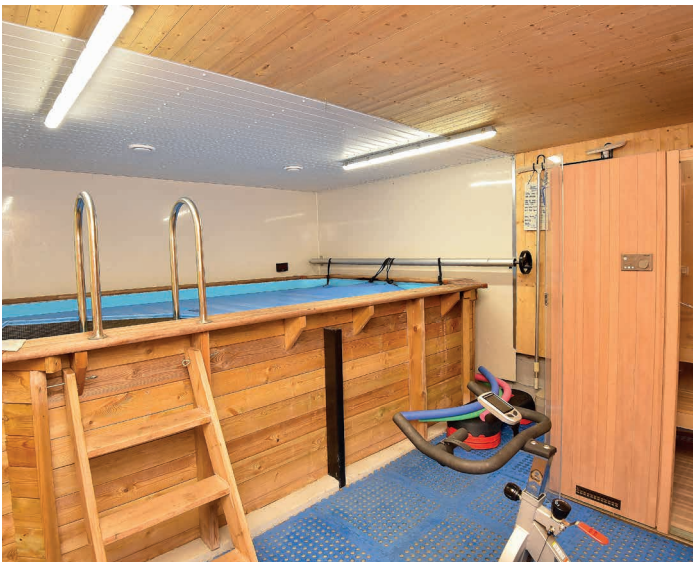


Sitting Room · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Large Lawned Gardens · Indoor Exercise Pool And Sauna · Plant Room







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A reception room with glazed patio doors leading to the front garden. Wood-burning stove and fitted cabinets and shelving.

CLOAKROOM

With WC and washbasin.

LIVING KITCHEN

A stunning open-plan living kitchen with sitting and dining areas and glazed bi-folding doors leading to the garden. The kitchen comprises a range of fitted wall and base unit with island, oak worktops and breakfast bar. Integrated dishwasher and space for other appliances.

UTILITY ROOM

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

FIRST FLOOR BEDROOMS

There are three bedrooms on the first floor, two of which are double bedrooms with fitted wardrobes.

BATHROOM

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

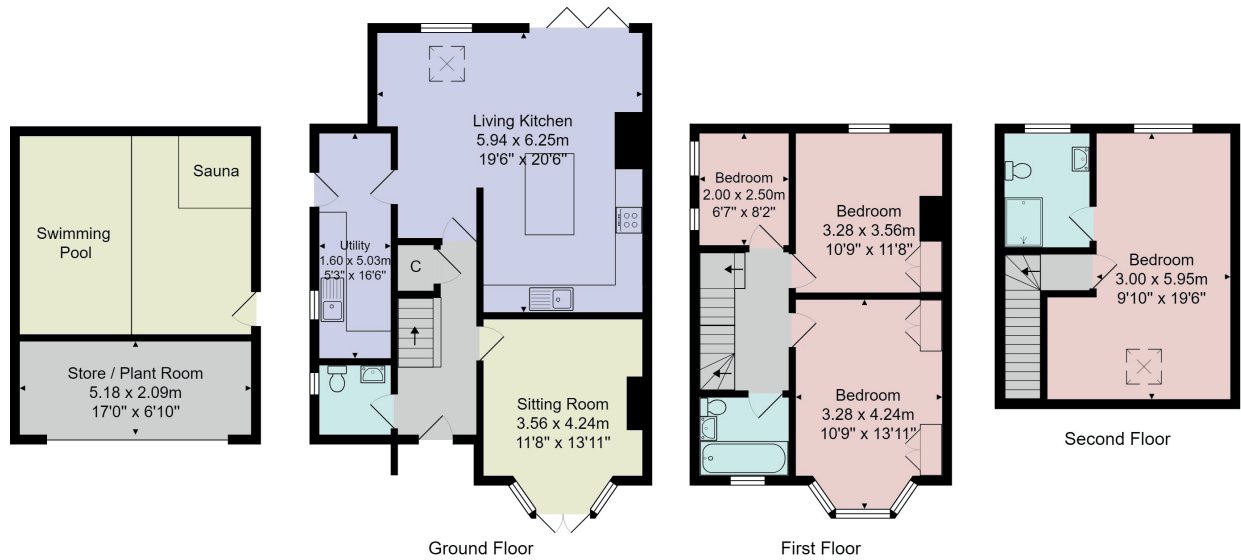
SECOND FLOOR BEDROOM 1

A large double bedroom with skylight window and additional window overlooking the rear garden.

EN-SUITE SHOWER ROOM

A modern suite comprising WC, washbasin and shower.

FLOOR PLAN



Total Area: 139.7 m² ... 1504 ft² (excluding store / plant room, swimming pool, sauna)
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 particularly generous plot. Electric gates lead to the driveway where there is ample off road parking. There is a large front garden with lawn and a further good-sized rear garden with lawn, patio and children's play area. Useful outside storerooms. The garage has been converted to provide space for an indoor exercise swimming pool and sauna, together with a storage area and plant room. The pool in situ can be purchased via separate negotiation, or can be removed if preferred.

Location

The property is situated in this delightful position on the edge of the popular village of Killinghall, overlooking beautiful open countryside. It is well served by the excellent village amenities which include primary school, regular bus service and shop and is within a short drive of Harrogate town centre.

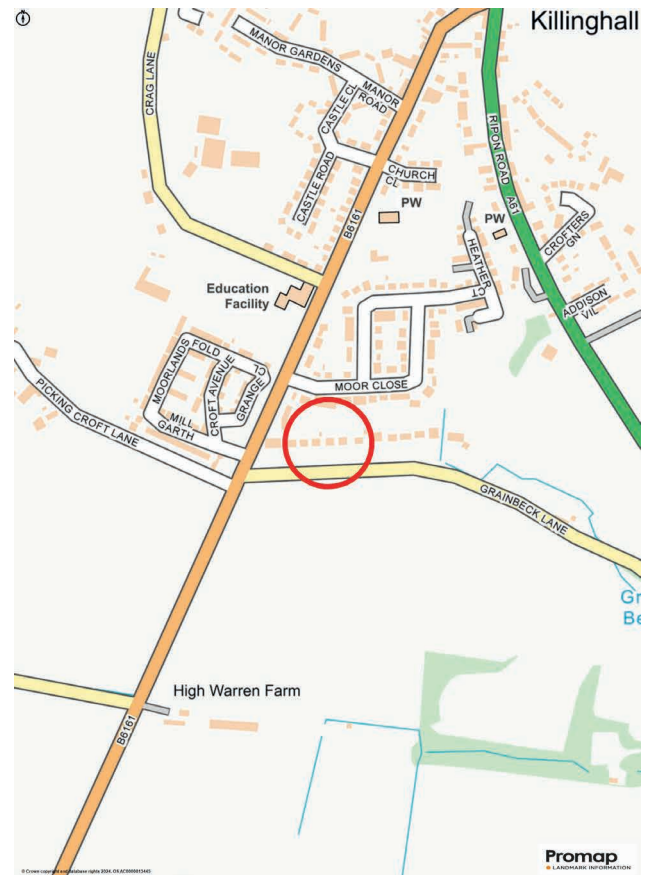
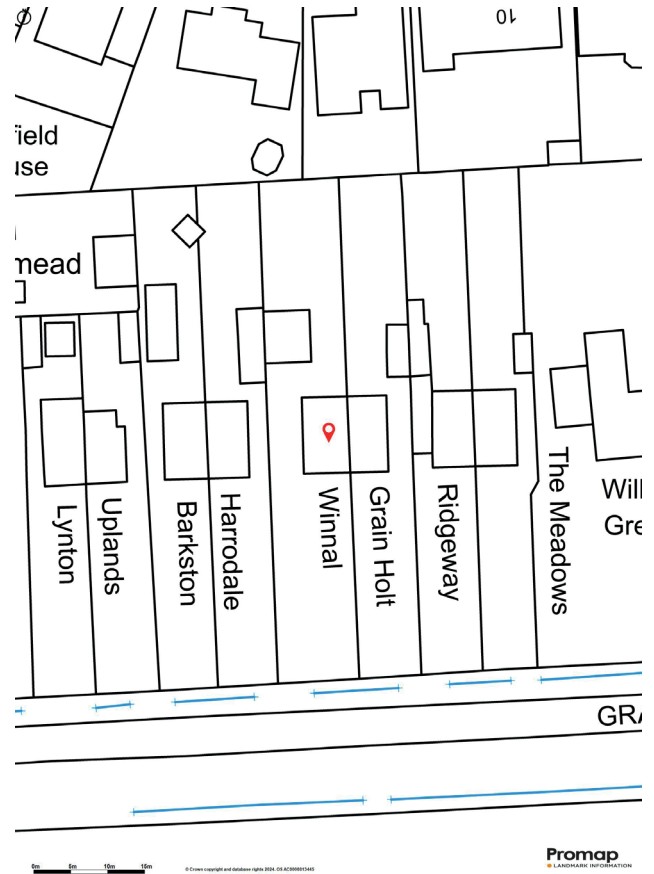
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	63	79

England & Wales EU Directive 2002/91/EC

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