



VERITY
FREARSON

7 OAKSTEAD GARTH, KILLINGHALL, HARROGATE, HG3 2FE

£899,950

7 OAKSTEAD GARTH,

Killinghall, Harrogate, HG3 2FE

7 Oakstead Garth in Killinghall is a most impressive and beautifully presented five-bedroom detached modern property occupying a delightful position within this popular new development and providing high-quality, luxurious accommodation.

Nestled on an exclusive cul-de-sac with open field views to the front, this award-winning property provides generous accommodation and has been recognised by the house-building industry's awards as the best luxury home design in the UK.

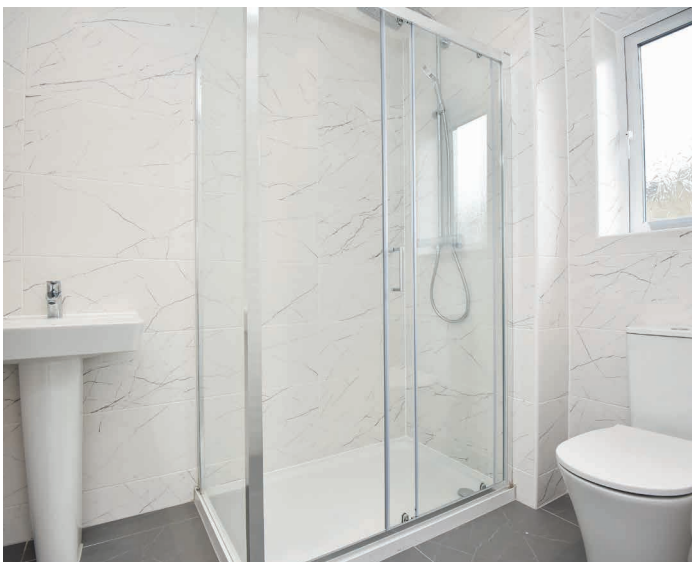


3 Reception Rooms · Study · Living Kitchen · Cloakroom · Utility Room

5 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Double Garage · Lawned Gardens







ACCOMMODATION

The double-height hallway with central gallery staircase leads to the many reception rooms on the ground floor. A separate study provides a privacy for home-working, and the adjacent dining room offers a generous space for entertaining. Towards the rear of the home is the comfortable family lounge, featuring French doors that open out onto the garden.

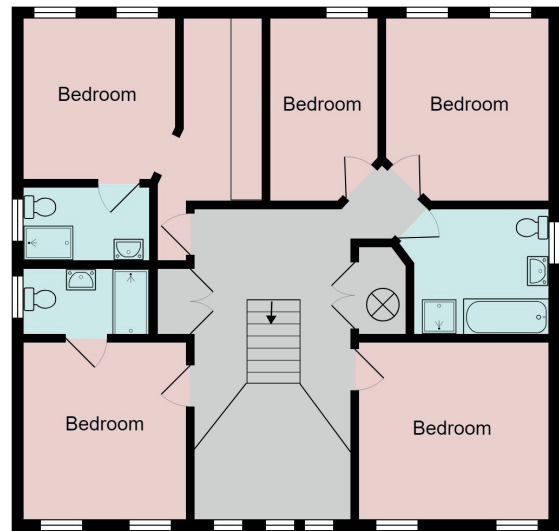
The impressive kitchen area is a large, light-filled room with a pitched ceiling. The family area has room a dining table and a sofa, with doors French doors leading to the garden. This room is the hub of the home, ideal for gathering as a family and entertaining in the warmer months. An additional useful storage cupboard and large utility room are also accessed from the kitchen.

Upstairs, the landing leads to five double bedrooms. The main bedroom benefits from an en-suite and separate dressing area. Bedroom two also has an en-suite, making it an ideal guest room, whilst the large family bathroom has both a bath and shower. Designed with modern family life in mind, the open-plan layout and generous room sizes allows for a substantial family to enjoy the home comfortably.

FLOOR PLAN



Ground Floor



First Floor

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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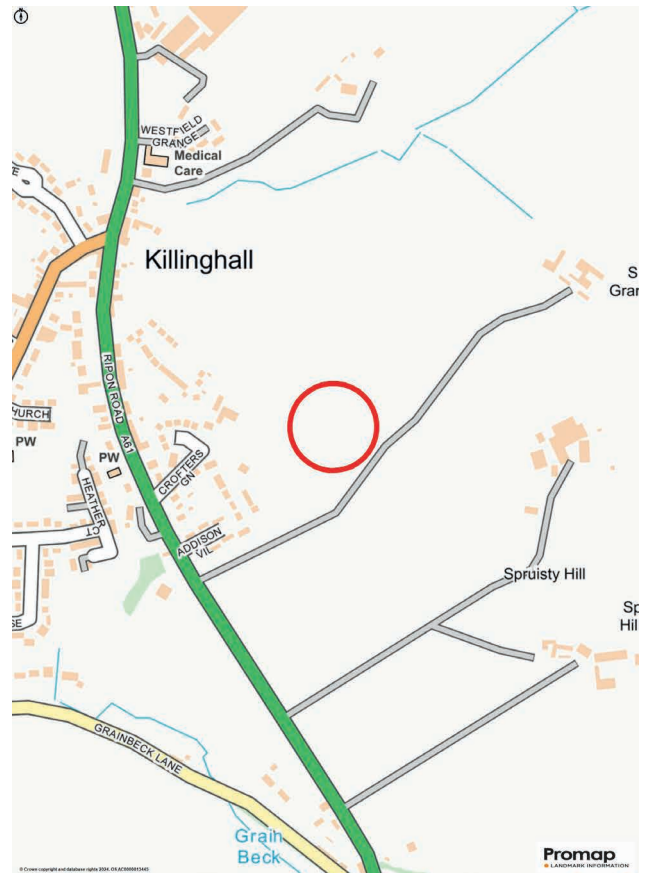
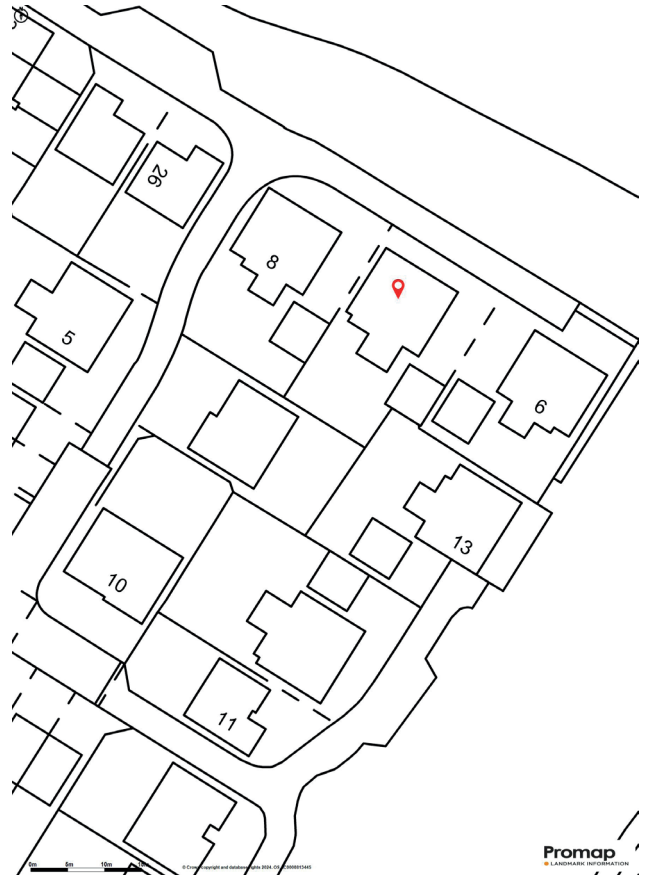
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	91
(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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