



VERITY
FREARSON

17 MOORLANDS FOLD, KILLINGHALL, HARROGATE, HG3 2FU

GUIDE PRICE £594,950

17 MOORLANDS FOLD,

Killinghall, Harrogate, HG3 2FU

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, utility and cloakroom, together with five bedrooms, three en-suites and a modern bathroom. The property is sold with the remainder of the 10-year NHBC Guarantee, from 2018. The property has a driveway and double garage, together with a particularly good-sized and attractive garden with lawn and patio.

Moorlands Fold is located in a most convenient and desirable position, being only five minutes' drive from Harrogate town centre and well served by the local amenities of Killinghall.



Sitting Room · Dining Kitchen · Cloakroom · Utility Room

5 Bedrooms · 3 En-Suite Shower Rooms · Family Bathroom

Off-Road Parking · Double Garage · Lawned Garden With Delightful Private Aspect







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

With tiled flooring and under-stairs storage area.

SITTING ROOM

A spacious reception room with bay window.

DINING KITCHEN

An impressive kitchen and dining area with tiled flooring and glazed doors leading to the garden. The kitchen comprises a range of modern fitted unit with gas hob, double oven, integrated fridge / freezer and dishwasher.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

With fitted units, worktop and sink with space and plumbing for washing machine and additional appliances.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite shower room.

BEDROOM 2

A double bedroom with fitted wardrobes and en-suite shower room.

BEDROOM 3

A double bedroom with en-suite shower room.

BEDROOM 4

A further double bedroom.

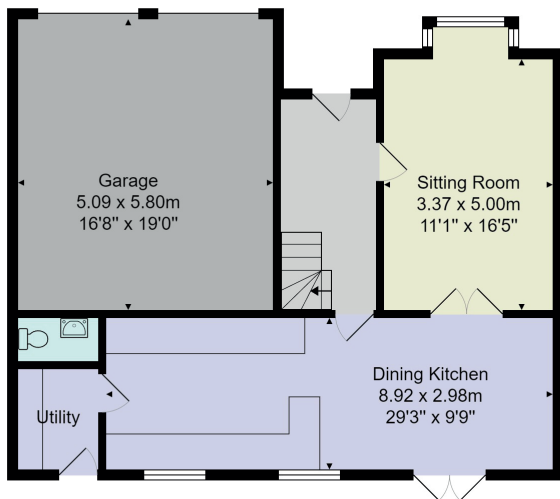
BEDROOM 5 / OFFICE

A Further bedroom or office.

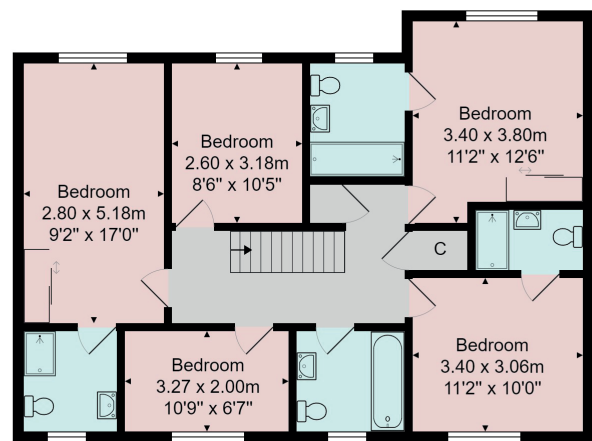
BATHROOMS

There is a family bathroom with WC, washbasin and bath, plus three en-suite shower rooms, all of which have modern white fittings.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 175.5 m² ... 1889 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

A drive provides parking and lead to a large double garage. There is an attractive rear garden with lawn and paved sitting areas enjoying a delightful private aspect to the rear over the adjoining countryside. Timber garden shed.

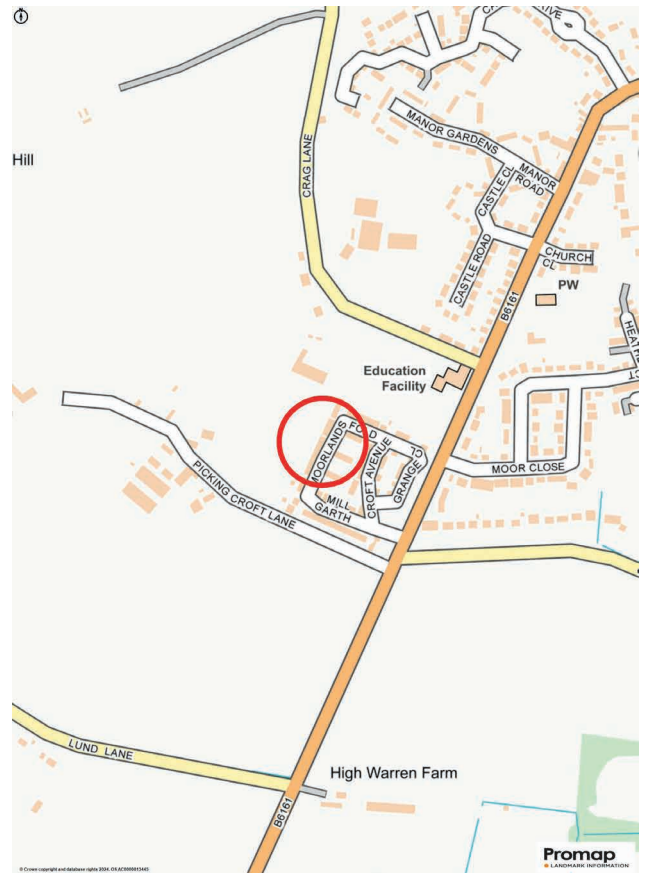
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	88	89
(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		

Harrogate

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