



GRAINBECK RISE, KILLINGHALL HG3

GUIDE PRICE £510,000



A beautifully presented four bedroom detached family home.

5 Grainbeck Rise is an immaculate detached 4-bedroom family home occupying a fantastic position at the heart of an exclusive new development in Killinghall.

This exceptional home was newly constructed to the highest standards throughout in 2021 by a well-known housebuilder and enjoys the balance of a 10-year NHBC new home warranty.

Upon entering this impressive home, a central reception hall, a generous sitting room with bay window overlooking the front, french doors lead through to a spacious living/dining kitchen with a range of modern fitted units and integrated appliances, ample space for a dining table, a cosy place to relax and french doors out to the rear garden and paved terrace.



4

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2

Tenure
Freehold

Local Authority
Harrogate borough council

Council Tax Band
Band F

EPC Rating
Band B



Property Description.

Completing the ground floor accommodation is a home office, useful utility room and separate w/c with wash basin.

To the first floor a light filled landing leads to a large principal bedroom with stylish en-suite shower room.

In addition are three further double bedrooms and a luxurious house bathroom with separate shower and bath.

Outside, the property offers a driveway with parking for several vehicles and access into the double garage and to the rear, mainly laid to lawn, the generous garden is fully enclosed and spans the full width of the property with a paved terrace area in front of the French doors to the dining kitchen.

Location description.

The property forms part of an exclusive new development in the ever-popular village of Killinghall, well served by excellent local amenities and just a short distance from Harrogate town centre. Grainbeck Rise is ideally placed for the commuter with easy access to all major road and rail networks.

Services.

We are advised, all mains services are connected the property. Gas fired central heating.



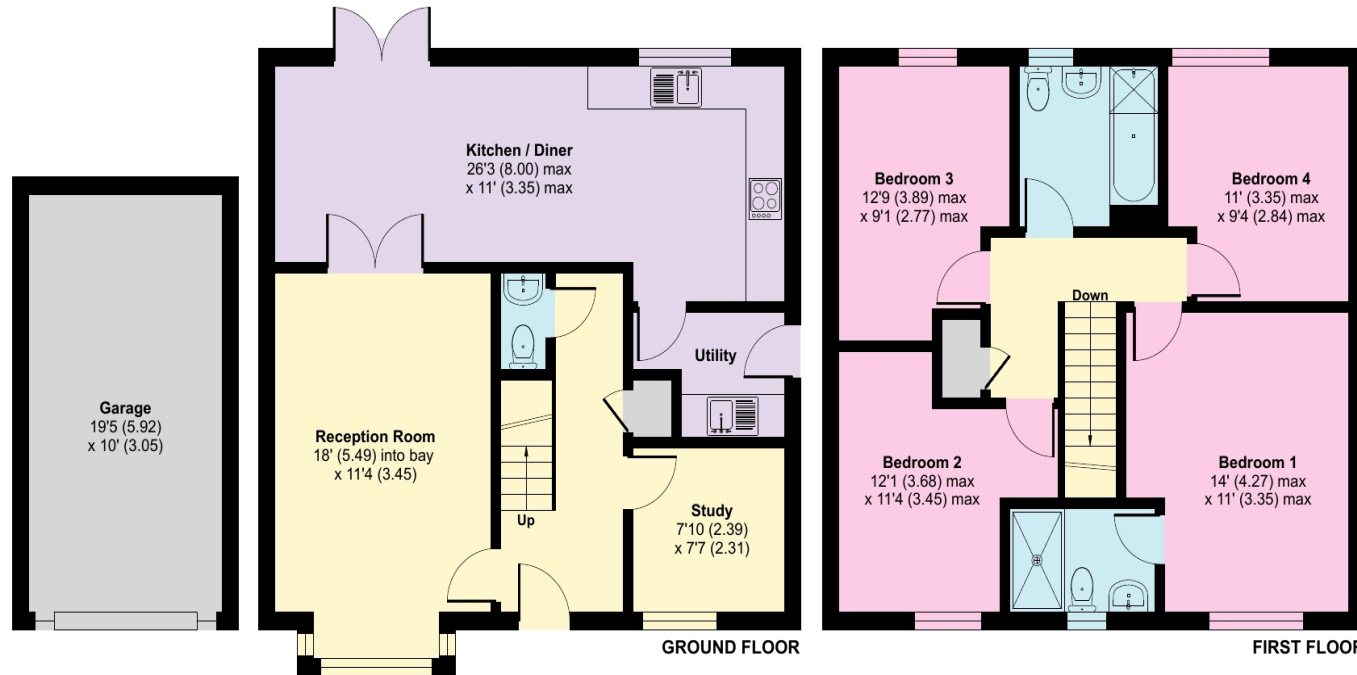
Grainbeck Rise, Killinghall, Harrogate, HG3

Approximate Area = 1358 sq ft / 126.1 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1553 sq ft / 144.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for North Residential. REF: 1148340

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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