



9 Grainbeck Rise, Killinghall, Harrogate, North Yorkshire, HG3 2FF

£445,000

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A spacious and well presented four bedroomed detached modern home, forming part of this popular new development within the desirable village of Killinghall, surrounded by beautiful open countryside and just a short distance from Harrogate town centre.

This excellent modern property provides generous accommodation, comprising a sitting room, dining kitchen with glazed doors leading to the garden, utility and downstairs WC. On the first floor, there are four bedrooms, a modern bathroom and ensuite shower room. A driveway provides parking and leads to a garage. There is an attractive rear garden with lawn and patio.

The property forms part of this desirable modern development within the sought after village of Killinghall which has excellent village amenities, including primary school, shop, regular bus service and is just a short distance from Harrogate town centre.





GROUND FLOOR

SITTING ROOM

A large reception room.

DINING KITCHEN

With a range of fitted modern units with gas hob, integrated double oven, fridge/freezer and dishwasher. Dining area with glazed doors leading to the garden. Large under stairs cupboard.

UTILITY

With fitted units, worktop and sink. Space and plumbing for washing machine. Door leads to the garden.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOMS

There are four good sized bedrooms on the first floor with the main bedroom having an ensuite.

BATHROOM

A modern white suite with WC, basin and bath with shower above.

ENSUITE

A modern white suite with WC, basin and large walk-in shower.

OUTSIDE

A drive provides parking and leads to a garage. There is a good sized garden to the rear with lawn and patio.

AGENTS NOTE

CCTV and burglar alarm.

Tenure - Freehold

Council Tax Band - E





Total Area: 122.2 m² ... 1316 ft²

All measurements are approximate and for display purposes only.

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