



VERITY
FREARSON

7 MOOR CLOSE, KILLINGHALL, HARROGATE, HG3 2DY

OFFERS OVER £550,000

7 MOOR CLOSE,

Killinghall, Harrogate, HG3 2DY

An attractive five-bedroom detached home occupying a generous corner plot with good-sized gardens, situated in this desirable location within the popular village of Killinghall.

The generous accommodation has been well maintained but now offers buyers the opportunity to update and modernise the property to suit their own requirements. On the ground floor there are two reception rooms, together with a kitchen, cloakroom, utility room and workshop / office. Upstairs, there are five bedrooms, including the main bedroom which has a large en-suite shower room, and a family bathroom. A particular feature of this attractive property is the very good-sized corner plot, having a driveway, single garage and large garden surrounding the property with lawn, planted shrubs and well established beech hedge provides additional privacy.

Moor Close is a quiet residential street, situated in the heart of the popular village of Killinghall, which is well served by excellent amenities, including primary school and shop and regular bus service. Killinghall is surrounded by beautiful open countryside and is just a short drive from Harrogate town centre. Offered for sale with no onward chain.



2 Reception Rooms · Kitchen · Cloakroom · Utility Room · Workshop / Office

5 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Garage · Generous Lawned Gardens







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A large reception room with parquet wooden flooring. Fireplace with living-flame gas fire. Patio doors lead to the garden.

DINING ROOM

A further reception room with bay window and brick fireplace with open fire.

KITCHEN

With a range of fitted units with worktop and breakfast bar. Space for appliances.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for appliances.

WORKSHOP / OFFICE

Providing a useful work space with a window overlooking the garden and external door.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and en-suite.

EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit, bidet and shower.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A double bedroom with windows to two sides.

BEDROOM 4

A bedroom with fitted wardrobes.

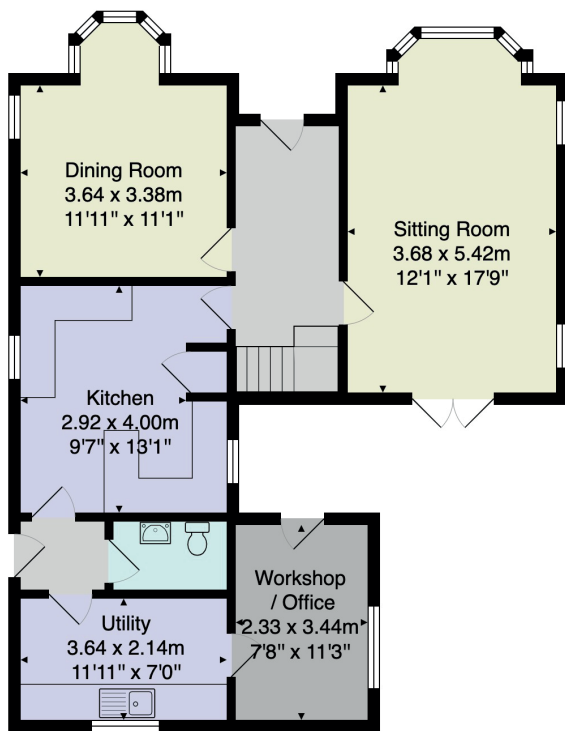
BEDROOM 5

A further bedroom.

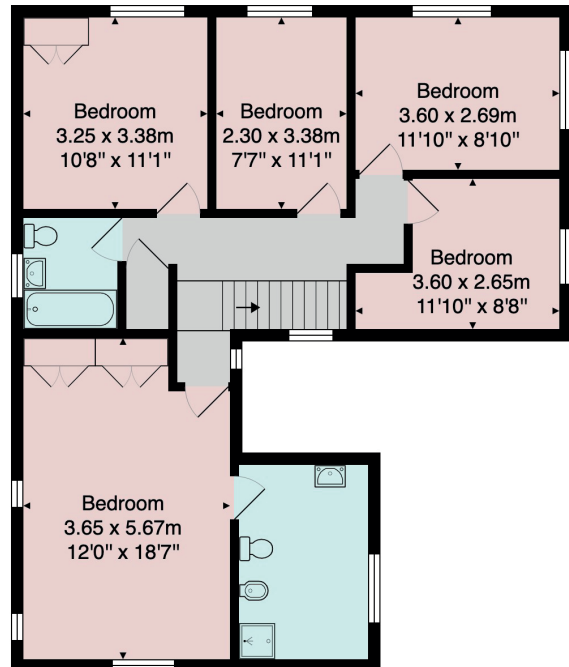
BATHROOM

With WC, washbasin, and bath with shower above.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 164.0 m² ... 1765 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

The property occupies a particularly generous corner plot. The driveway provides parking and leads to a garage. There is a useful timber garden shed and greenhouse. Very good-sized gardens with lawn, hedge borders and planted shrubs.

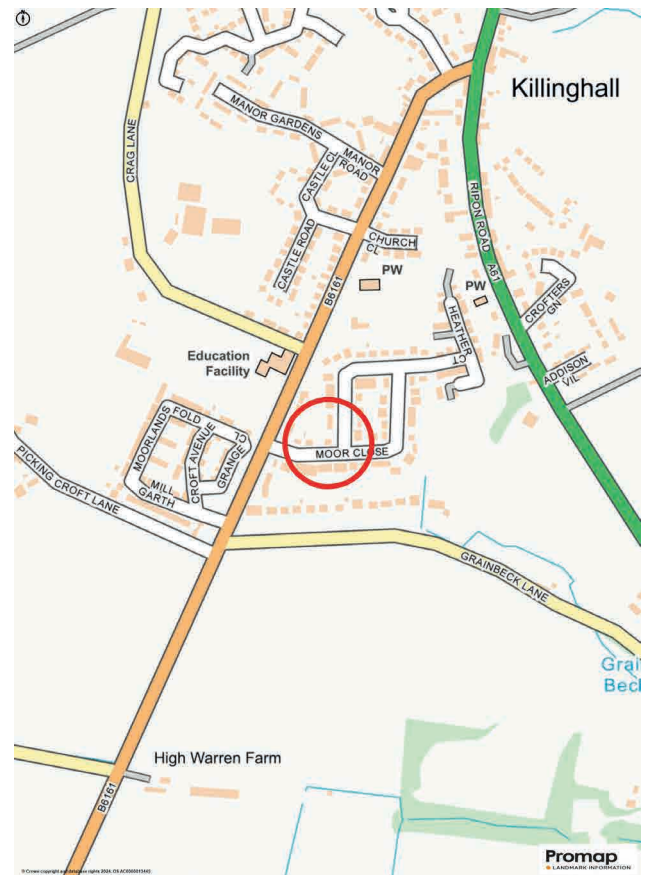
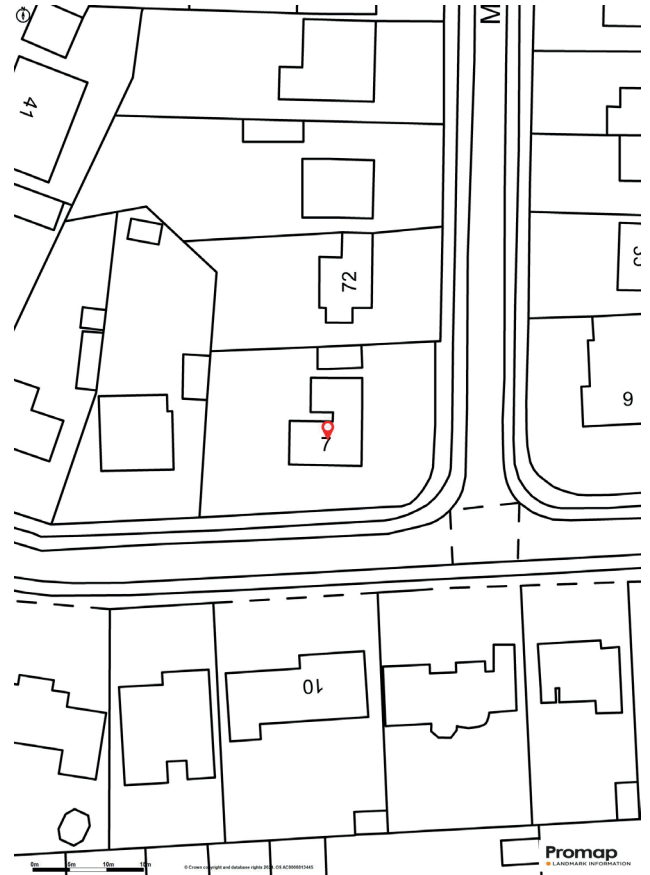
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs.	
A (92-100)	76
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs.	
58	
England & Wales EU Directive 2002/91/EC <small>WWW.EPC4U.COM</small>	

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk