



VERITY  
FREARSON

9 OAKSTEAD GARTH, KILLINGHALL, HARROGATE, HG3 2FE

GUIDE PRICE £600,000

## 9 OAKSTEAD GARTH, KILLINGHALL,

*Harrogate, HG3 2FE*

**A stunning four-bedroom detached family home forming part of this exclusive development on the edge of open countryside. The stone-built property is very well located on the edge of the popular village of Killinghall, just five minutes' drive from Harrogate and associated amenities.**

This exceptional house was newly constructed to the highest standards throughout in 2023 by a well-known housebuilder and enjoys the balance of a 10-year NHBC new-home warranty. The current owners have further improved the property throughout, and an internal inspection is essential to appreciate the quality and size of this beautiful home. No onward chain.



2 Reception Rooms · Spacious Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · 2 En-Suites · Family Bathroom

Ample Off-Road Parking · Integral Double Garage · Generous Lawned Garden













## ACCOMMODATION

### **GROUND FLOOR**

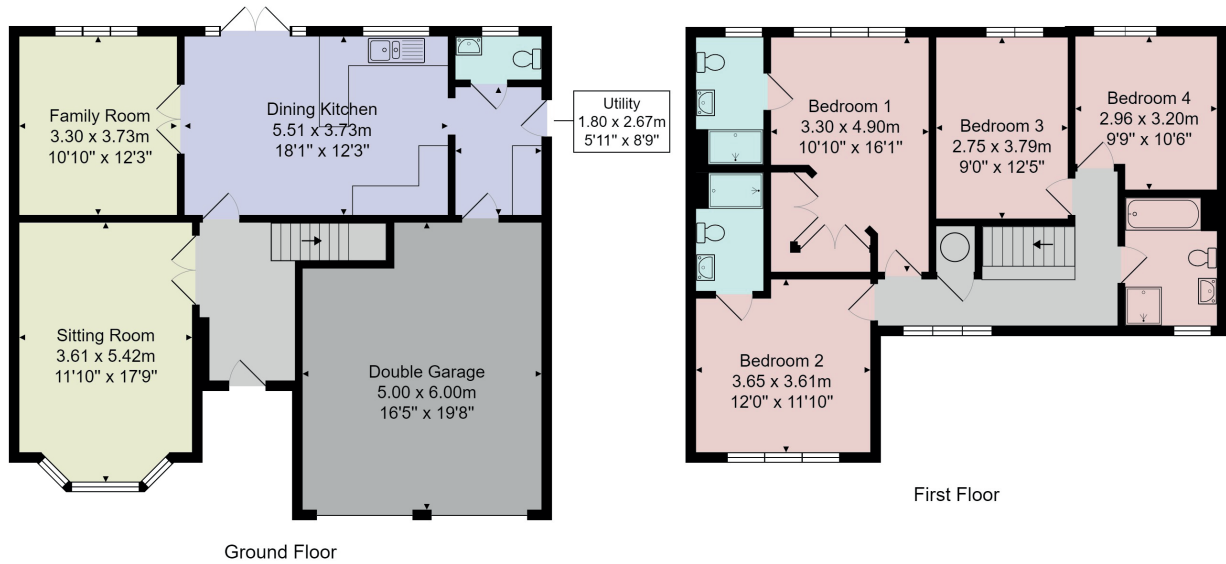
Upon entering this impressive home, a central reception hall leads to all the ground-floor rooms including a generous sitting room with bay window overlooking the front garden, spacious dining kitchen with a range of Shaker-style fitted cabinetry and integrated appliances, ample space for a dining table and French doors out to the rear garden. A pair of glazed doors off the dining area reveal a further reception room overlooking the rear garden, ideal as a family room or potential home office space.

To complete the ground-floor accommodation is a useful utility room with the same cabinetry and worktops as used in the kitchen, separate WC with wash-basin and heated towel rail, and an integral double garage.

### **FIRST FLOOR**

To the first floor, a light-filled landing leads to a large principal bedroom with a walk-in wardrobe / dressing area and a stylish en-suite shower room. In addition are three further double bedrooms, one with its own en-suite shower room. There is also a luxurious house bathroom with separate shower and bath.

# FLOOR PLAN



Total Area: 174.1 m<sup>2</sup> ... 1874 ft<sup>2</sup>

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**

the property offers block-paved driveway parking for several vehicles in front of the integral double garage with electric-operated door, which leads to the utility room. The driveway and front lawned garden areas are flanked by stone walls with pedestrian access to the rear of the house via the side of the garaging. Mainly laid to lawn, the generous southeast-facing rear 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**

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. Oakstead Garth is ideally placed for the commuter with easy access to all major road and rail networks.

**Agents Note**

Sale due to relocating overseas.

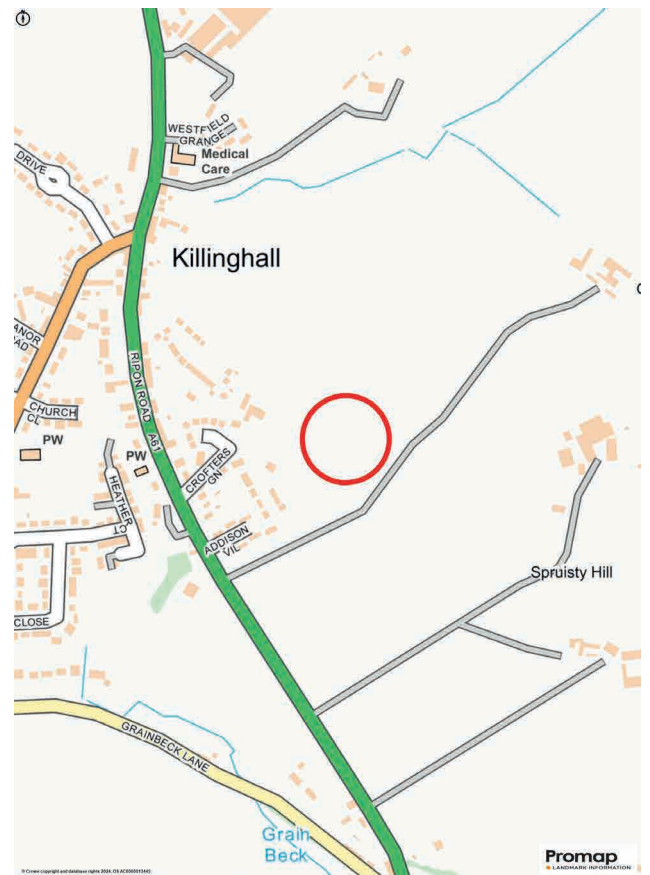
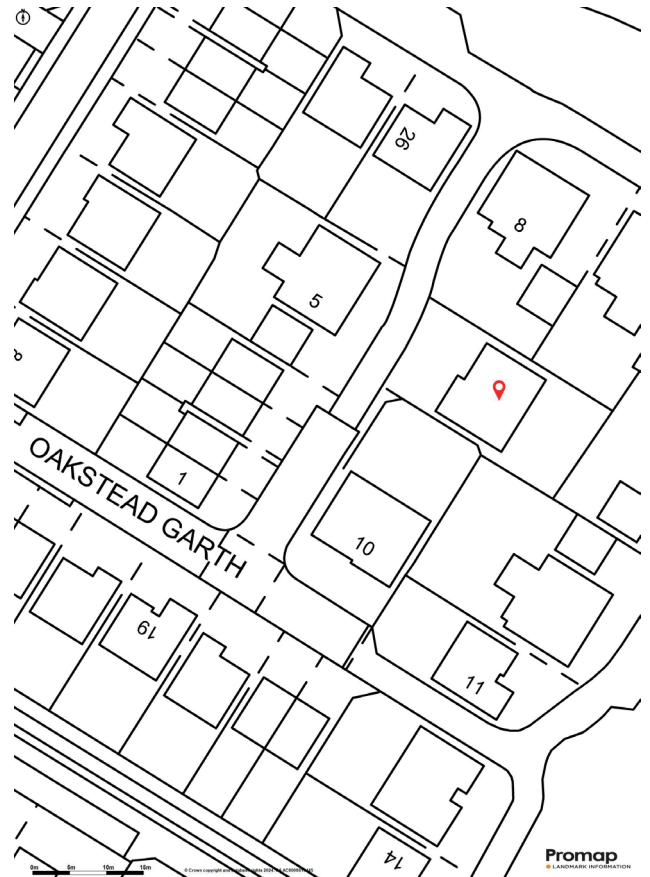
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		92
A		
(81-91)	84	
B		
(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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