



VERITY
FREARSON

44 GRAINBECK RISE, KILLINGHALL, HARROGATE, HG3 2FF

OFFERS OVER £600,000

44 GRAINBECK RISE, KILLINGHALL,

Harrogate, HG3 2FF

A spacious and beautifully presented five-bedroom detached family home forming part of this popular modern development in a delightful position, on the edge of beautiful open countryside.

This impressive family home is finished to a high standard, with a stunning open-plan living kitchen, sitting room, study / snug, utility room and downstairs WC, together with five double bedrooms, including the main bedroom with en-suite bathroom and dressing room, a family bathroom and additional shower room. The property was built just over three years ago and is sold with the remainder of the 10-year NHBC Guarantee. The property has a driveway and garage, together with a particularly good-sized and attractive garden with lawn and patio.

Grainbeck Rise is located in a most convenient and desirable position, being only a five-minute drive from Harrogate town centre and well served by the local amenities of Killinghall.



2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom · Shower Room

Off-Road Parking · Garage · Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with bay window and double doors leading to the dining kitchen.

LIVING KITCHEN

With spacious sitting and dining areas, tiled flooring and glazed doors leading to the garden. The kitchen comprises a range of modern fitted units with gas hob, integrated double oven, integrated dishwasher and fridge / freezer.

UTILITY ROOM

With fitted units, worktop, sink and integrated washing machine.

STUDY / SNUG

Providing a useful workspace or additional sitting area.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are three double bedrooms on the first floor, including the main bedroom which is a large double room with dressing room and en-suite

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

BATHROOM

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

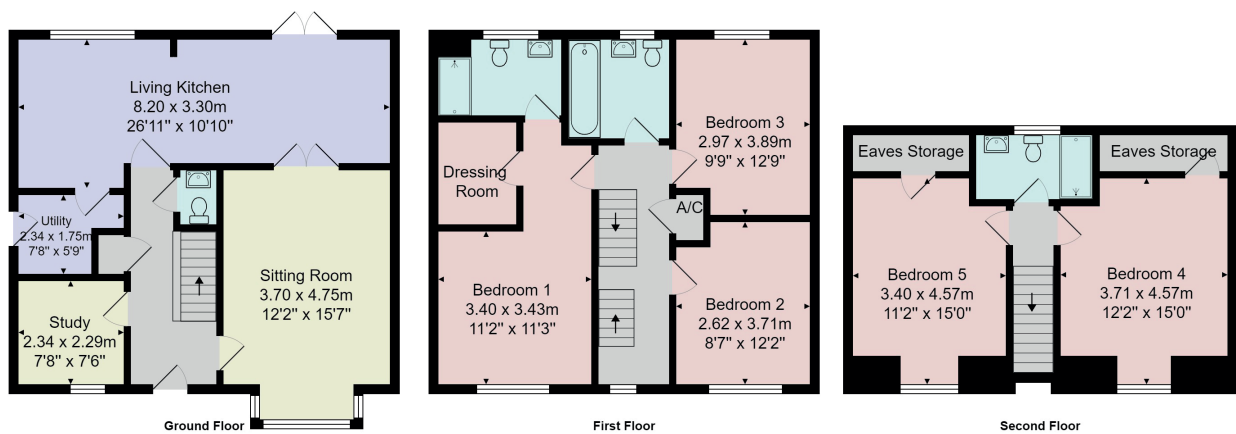
SECOND FLOOR BEDROOMS

There are two double bedrooms on the second floor.

SHOWER ROOM

A white suite comprising WC, washbasin and shower.

FLOOR PLAN



Total Area: 173.8 m² ... 1870 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 driveway provides ample parking and leads to a single garage. There is an attractive rear garden with lawn, planted borders and large paved sitting area and entertaining space.

Services

All mains services connected.

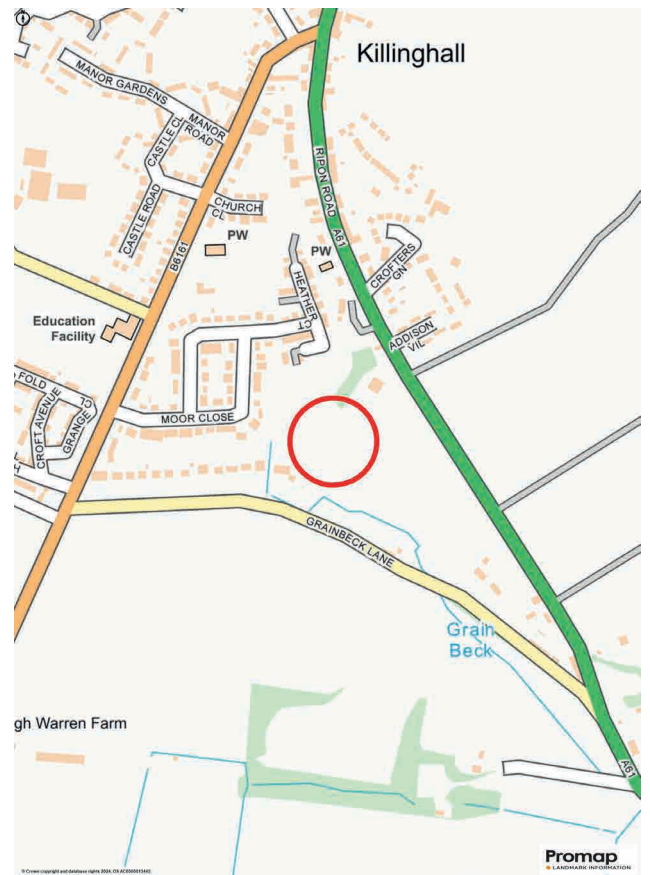
Agent's Note

Estate Charge payable of £220 a year for shared grass / trees / parking.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92-100)	A		93
(81-91)	B	85	
(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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