



30 Moorlands Fold, Killinghall, Harrogate, North Yorkshire, HG3 2FU

£475,000

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A beautifully presented modern four-bedroom detached family home forming part of this popular modern development within Killinghall.

This impressive family home is finished to a high standard, with a stunning open-plan dining kitchen, a sitting room, utility and downstairs WC, together with four bedrooms, two en-suites and a modern bathroom. The property is sold with the remainder of the 10-year NHBC Guarantee from 2018. The property has a driveway and garage, together with a good-sized and attractive garden with lawn and patio.

Moorlands Fold is located in a most convenient and desirable position, being only five minutes' drive from Harrogate town centre and well served by the local amenities of Killinghall.





GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room.

CLOAKROOM

With WC and washbasin.

DINING KITCHEN

With space for dining area and glazed doors leading to the garden. The kitchen comprises a range of modern fitted units with gas hob, integrated double oven, dishwasher and fridge / freezer.



UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor, two of which have fitted wardrobes and en-suite shower rooms.

BATHROOMS

There are two en-suite shower rooms and the house bathroom, all of which have modern white fittings and tiled walls and floors.

OUTSIDE

A driveway provides parking and leads to a single garage. There is a good-sized and attractive rear garden with lawn and patio sitting area.

Tenure - Freehold

Council Tax Band - E





Total Area: 133.2 m² ... 1433 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	89
(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			