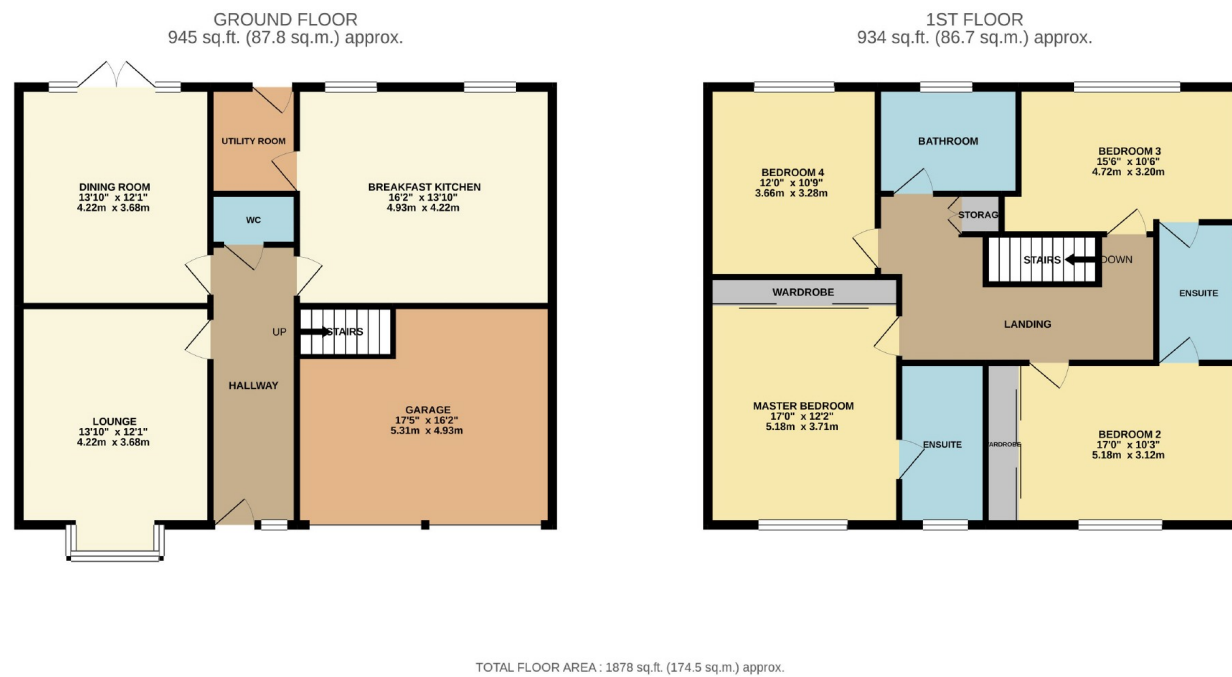
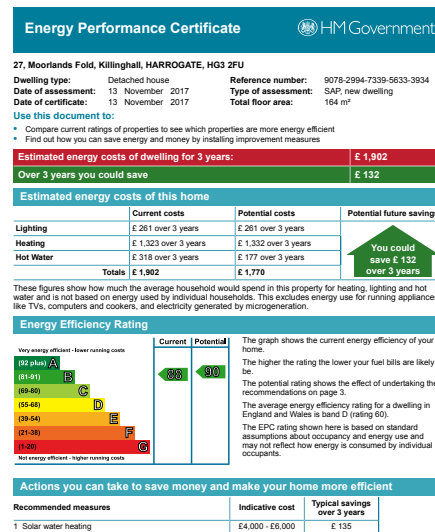


Floor Plan



Energy Performance Certificates



Directions

Proceed out of Harrogate on the A59 Skipton Road, at the Old Spring Well roundabout turn right onto Otley Road. Take the third turning on the left into Mill Garth and then turn Right onto Moorelands Fold.

Council Tax Band F Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

Offers over £539,000

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

4 Bedroom House - detached

A stunningly presented detached family home offering spacious accommodation and a private landscaped rear garden that has farmland view beyond.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
 Telephone: 01423 501 201
 info@hopkinsons.net

Description

A stunningly presented detached family home offering spacious accommodation and a private landscaped rear garden that has farmland view beyond.

With alarm, double glazing and gas fired central heating the property briefly comprises: Spacious reception hall, guest cloaks/wc, spacious lounge, dining room, superb family kitchen with integrated appliances and a separate utility room.

A feature galleried landing compliments the light and airy feel of this well planned home.

There is a spacious Master bedroom with en-suite.

There are three further bedrooms one with an en-suite and two of which have connecting doors to an en-suite shower room.

The well maintained gardens have been carefully landscaped and colourful flowerbeds borders to the front set to a driveway that leads to a double garage.

At the rear there are landscaped gardens with a shaped lawn, raised flowerbed borders and a patio.

The rear garden is located next to farmland.

The property stands in a modern residential development that was developed by Miller Homes.

Killinghall is a popular village that is sat on the fringe of Harrogate on his accessible to Leeds, Bradford, Skipton and Ripon.

In Harrogate there excellent schooling and recreational opportunities. In Killinghall there is a primary school, cricket club and bus route connecting the traveller to Harrogate, Ripon and beyond

