



VERITY
FREARSON

23 MOORLANDS FOLD, KILLINGHALL, HARROGATE, HG3 2FU

GUIDE PRICE £550,000

23 MOORLANDS FOLD, KILLINGHALL,

Harrogate, HG3 2FU

A stunning five-bedroomed modern detached house offering high-quality accommodation which has been upgraded by the current owners, in this delightful position enjoying an open aspect to the rear over the adjoining countryside.

The stylish accommodation includes a sitting room with wood-burning stove, together with dining kitchen with high-quality fittings, plus utility room and ground-floor WC. Upstairs, there are five bedrooms, including three bedrooms which have en-suites, plus a modern house bathroom. The property has a drive which provides at least three off-road parking spaces and to the rear is an attractive landscaped garden with lawn, patio and veranda, enjoying an open aspect over the adjoining countryside. This eco-friendly home has the benefit of solar panels and is sold with the remainder of the 10-year NHBC Guarantee.

The property has been upgraded to a high specification with upgraded plug / USB ports, CAT6 network cabling throughout and smartphone app-controlled CCTV. There is also a modern central heating system with separate controls for each floor.



Sitting Room · Dining Kitchen · Utility Room · Cloakroom

5 Bedrooms · 3 En-Suite Shower Rooms · House Bathroom · Loft

Large Integral Garage · Ample Off-Road Parking · Generous Landscaped Gardens With Open Aspect







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A front door with app-controlled doorbell and camera leads to a spacious reception hall with under-stairs cupboard.

SITTING ROOM

A large reception room with bay window to front and contemporary Morso wood-burning stove with granite hearth.

DINING KITCHEN

A large open-plan kitchen with dining area having glazed doors and windows overlooking the garden. The stylish, high-quality fitted kitchen comprises a range of soft-close wall and base units plus full height cupboard, with work surfaces and breakfast bar with under counter mood lighting. Five-ring gas hob with extractor hood above and integrated electric double oven, integrated dishwasher and fridge / freezer.

UTILITY ROOM

Fitted work surfaces and inset sink. Plumbing for washing machine and space for other appliances.

CLOAKROOM

With low-level WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern white suite comprising low-level WC, washbasin and large walk-in shower. Tiling to walls and floor, window to front, fitted heated mirror and shaver point.

BEDROOM 2

A double bedroom with window to front and fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern suite comprising low-level WC, washbasin and large walk-in shower. Tiling to walls and floor, window to front and fitted mirror.

BEDROOM 3

A double bedroom with window to rear.

EN-SUITE SHOWER ROOM

Modern white suite comprising low-level WC, washbasin and large walk-in shower. Tiling to walls and floor, fitted mirror.

BEDROOM 4

A double bedroom with window to front.

BEDROOM 5

A further double bedroom with window to rear.

HOUSE BATHROOM

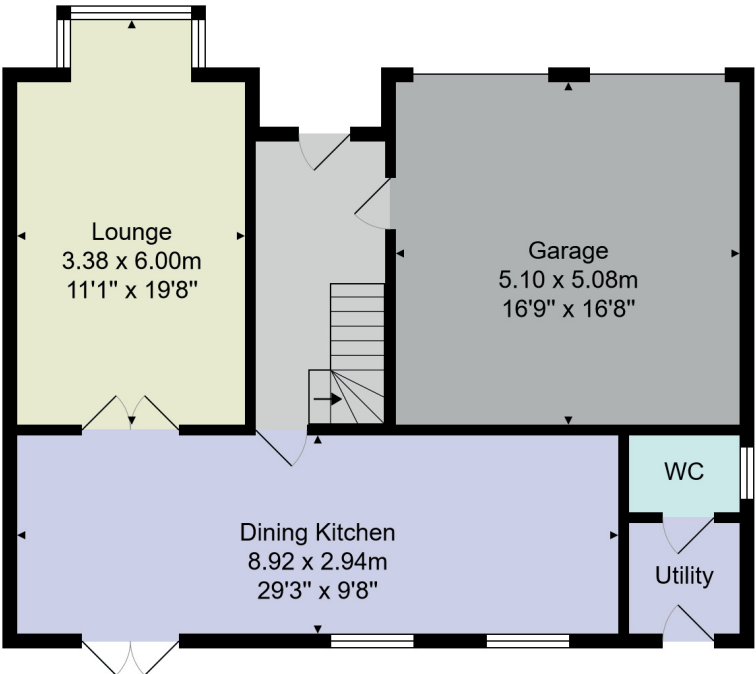
Modern white suite comprising low-level WC, washbasin and bath with "waterfall" tap. Tiling to walls and floor, window to rear.

SECOND FLOOR

LOFT

A pull-down ladder leads to a loft, which provides useful storage. Lighting.

FLOOR PLAN

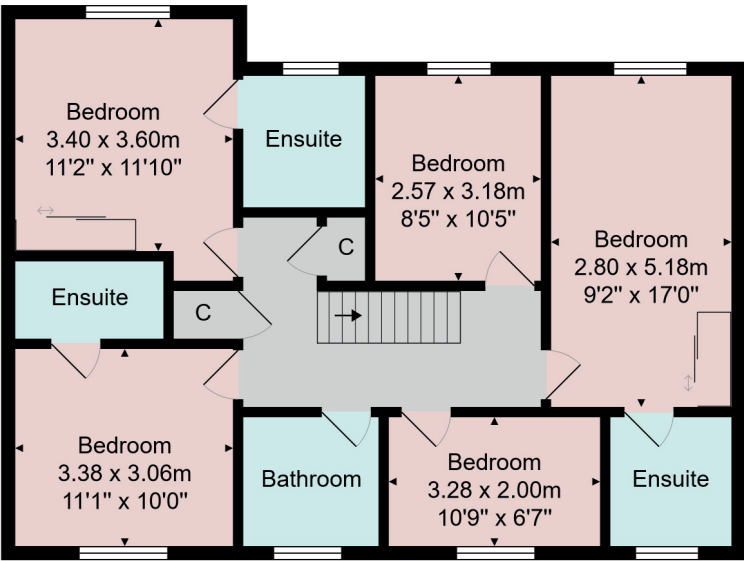


Ground Floor

Total Area: 145.6 m² ... 1567 ft² (excluding garage)

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.



First Floor

Outside

Attractive front garden with Indian stone paving enjoying the morning sun. A driveway provides ample off-road parking, including a visitor parking space, as the front lawn is fitted with a parking grid, and leads to a large integral garage with electrically-operated doors and hard wiring for an EV charger. To the rear there is an attractive landscaped garden which enjoys afternoon and evening sun with raised beds, porcelain non-slip tiled patio, sheltered veranda / barbecue area and large storage shed. There are outdoor electric sockets, water tap and timer-controlled lighting. The rear garden enjoys an open aspect over adjoining fields to the rear.

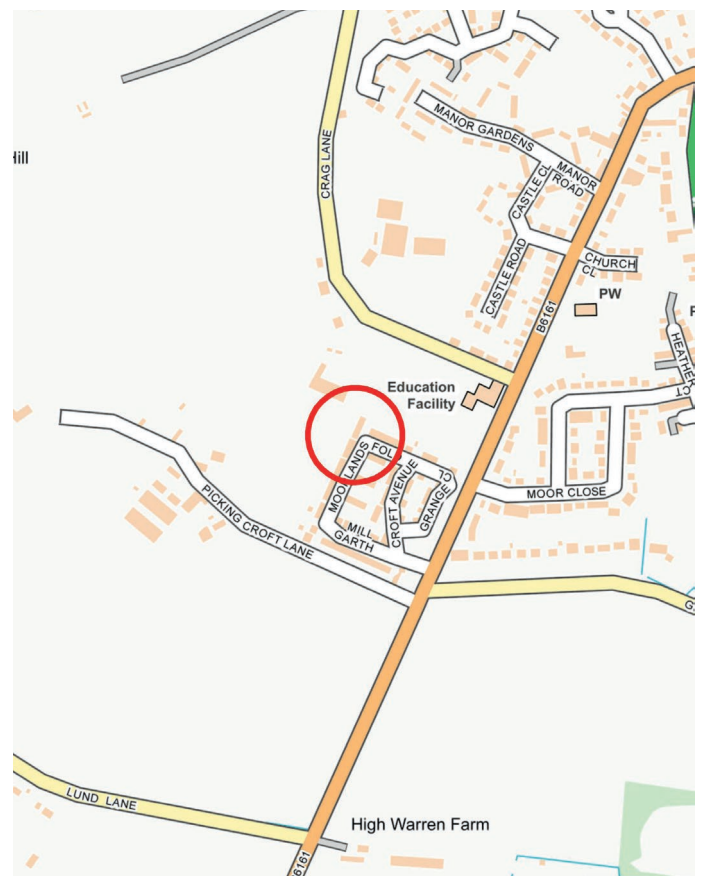
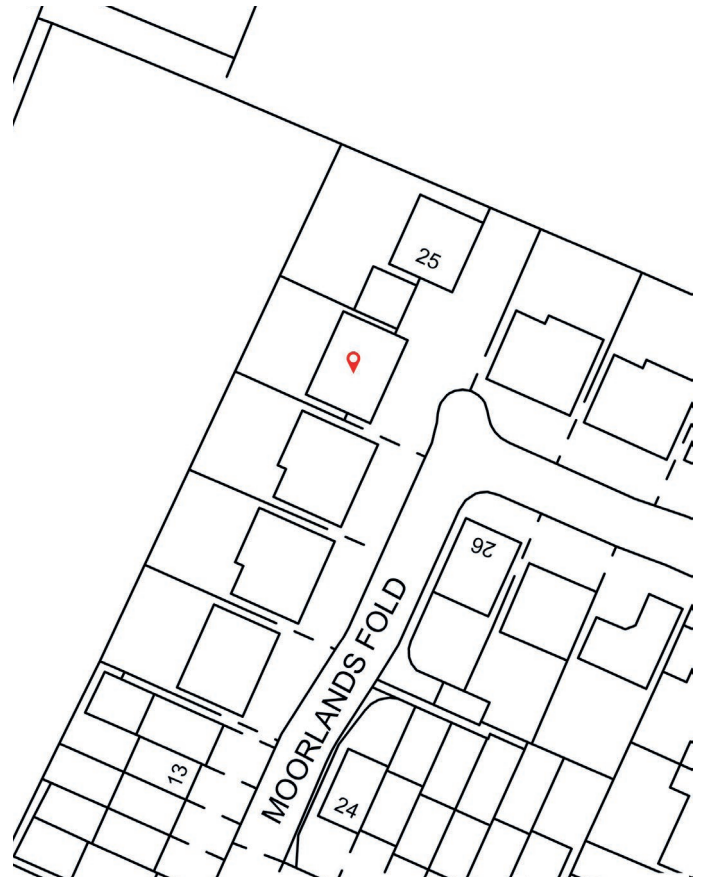
Location

The property enjoys a quiet position within this popular new development and has access to a communal grassed area and is close by to the village primary school and Glebe play park and is only a five minutes' drive from Harrogate town centre. Killinghall is well served by local amenities which include a pub and regular bus service (No 36 and No 24, and will soon include a convenience store.

Services

All mains services connected.

Council Tax Band: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		90	91
(81-91) 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		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		89	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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