



OAKSTEAD GARTH, KILLINGHALL, HG3

£625,000



Detached modern family home with double garage and generous plot.

9 Oakstead Garth is an immaculate detached 4-bedroom family home occupying a fantastic position at the heart of an exclusive new development in Killinghall.

This exceptional home 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 making it a more attractive buy now than when it was brand new last year.

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 living/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.

Completing the ground floor accommodation is a useful utility room with the same cabinetry and work tops as used in the kitchen, separate w/c with wash basin and heated towel rail, and an integral double garage.



Tenure
Freehold

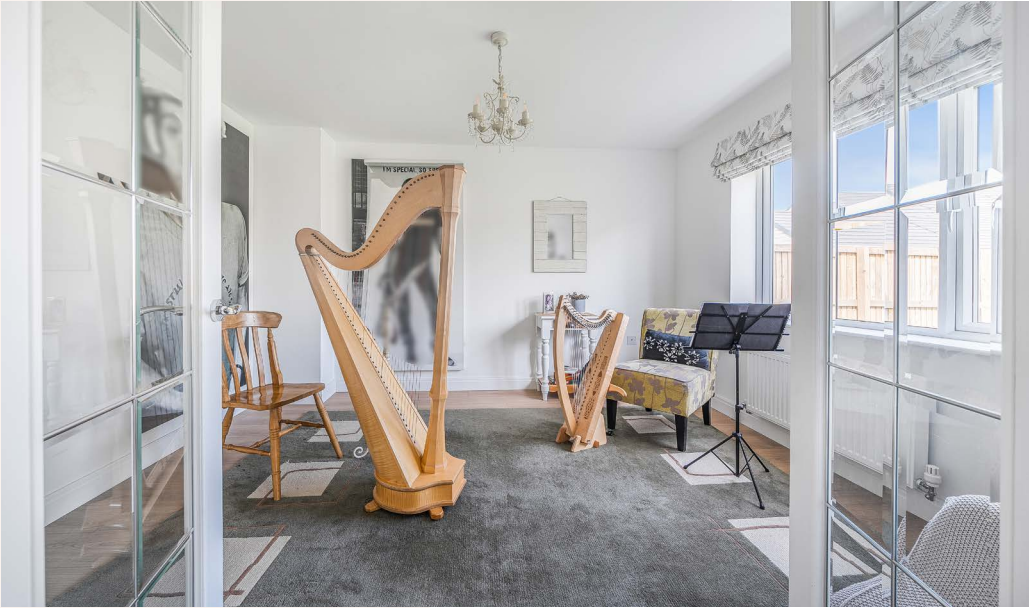
Local Authority
North Yorkshire Council

Council Tax Band
F

EPC Rating
B







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.

Outside

Outside, the property offers block paved driveway parking for several vehicles in front of the integral double garage, with electrically 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 south-east 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.

Services

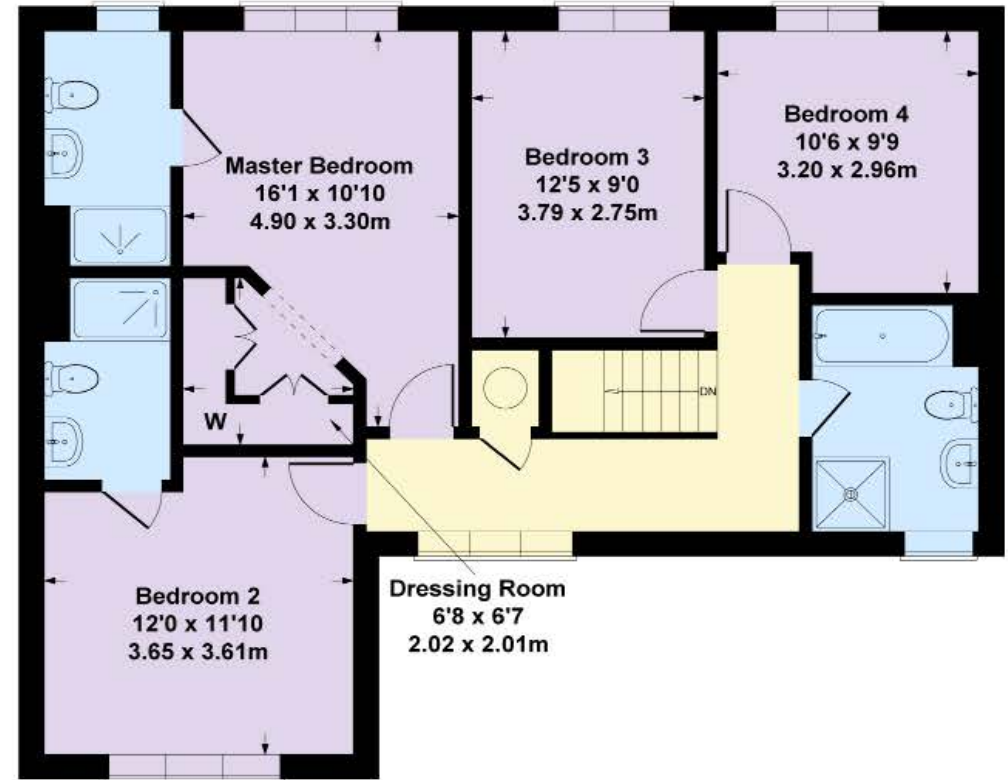
We are advised that the property is connected to all mains services.

Directions - HG3 2FE

From Harrogate head north out of town towards Killinghall on Ripon Road (A61). Continue out of Harrogate taking an eventual right turning onto Crofters Green. Turn right onto Spruisty Green, continue onto Nidd Croft, turn right onto Oakstead Garth. Take the next left turning where the property can be found on the right-hand side of the road.

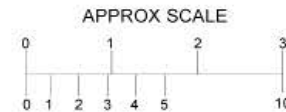






This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

9 Oakstead Garth



APPROXIMATE GROSS INTERNAL AREA
 House - 1582 sq ft - 147 sq m
 Garage - 301 sq ft - 28 sq m
 Total - 1883 sq ft - 175 sq m

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs dated July 2024.

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