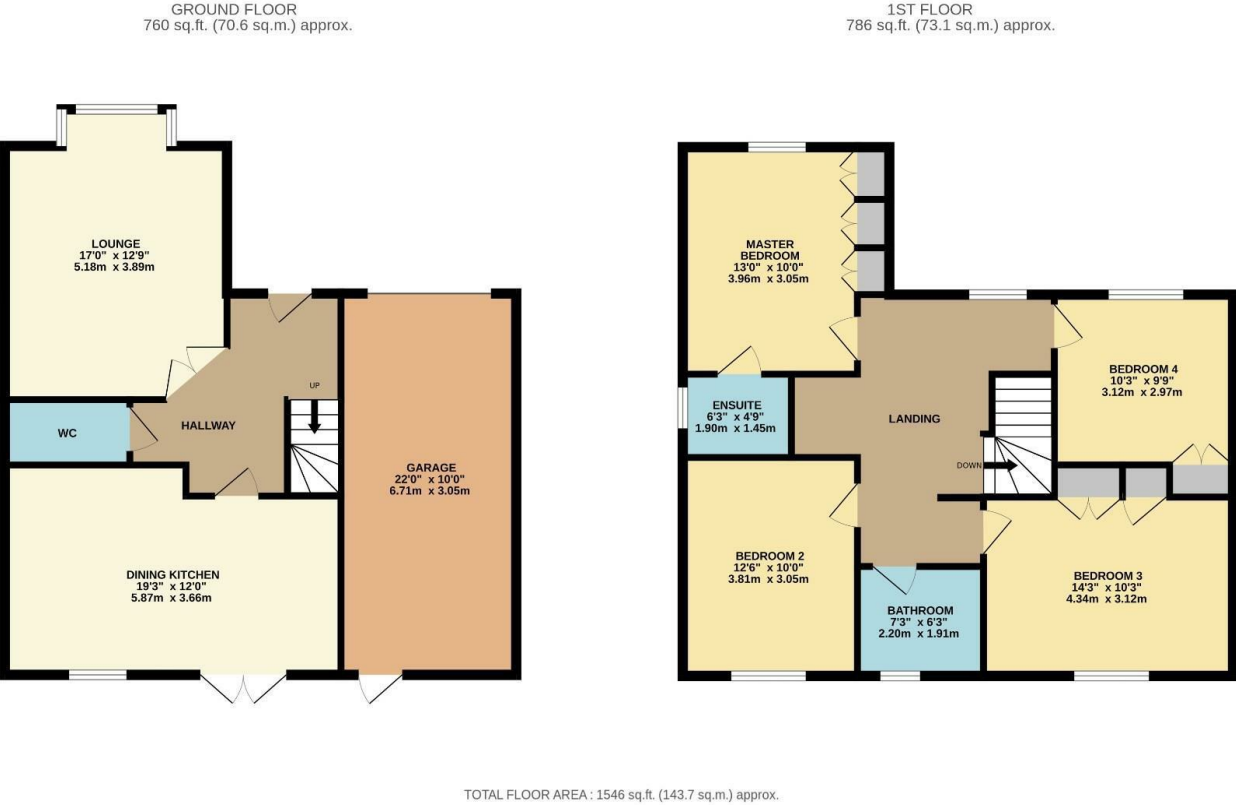
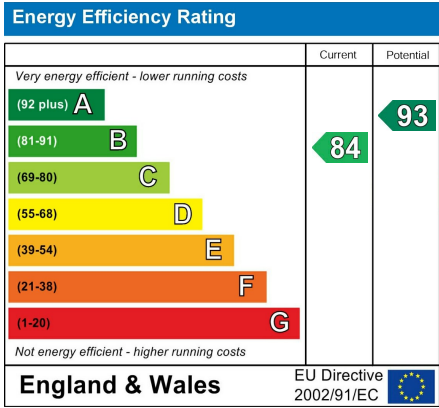


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the main A61 Ripon Road. Turn left into Grainbeck Lane and Grainbeck Rise is a turning to the right. No 51 is the first one on the right hand side.

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.



£539,000

51 Grainbeck Rise, Grainbeck Lane, Killinghall, HG3 2FF 4 Bedroom House - Detached

A beautifully presented four bedroom detached house located on a prime plot with open views to the rear located on the fringe of this ever popular village. No chain involved.



HOPKINSONS
E S T A T E A G E N T S

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

Description

With many bespoke features including a stylish glazed balustrade and fitted wardrobes to the bedrooms this stunning home which was built in 2021 offers gas fire central heating, alarm and double glazed windows. With a covered entrance porch the front door opens into an inviting wide reception hall with guest cloakroom and useful storage cupboard.

A bay fronted lounge offers bespoke glazed entrance doors providing natural light to this charming room. There is a full width dining kitchen with integrated appliances and double opening patio doors from the dining area that lead out to a beautiful garden.

At first floor there is a glazed balustrade to an impressive galleried landing which features a linen cupboard and access to an insulated loft. The impressive Master bedroom has recessed fitted wardrobes by Hammonds and a luxury ensuite shower room. There are three further double bedrooms the two largest of which at the rear overlook the rear garden and beyond towards farmland, house bathroom with shower over the bath.

Outside there are low maintenance enclosed gardens at the front that are set to a double width driveway from where there is access to a 22 ft long garage which has a door connecting to the rear gardens. The rear lawn garden is a particular feature without standing views towards farmland.

The property is located in a sort after residential position on the fringe of Killinghall. It is well placed for those who may require access to Harrogate, Ripon, Leeds and York. Harrogate is a popular town that offer a good road and rail network connecting the traveller and commuter to Leeds, York and London.

In Killinghal there is a small supermarket, cricket club, church, primary school and bus stops that offer regular journeys into Harrogate, Ripon and beyond.

