



VERITY  
FREARSON

8 SPRUISTY GREEN, KILLINGHALL, HARROGATE, HG3 2FG

£715,000

## 8 SPRUISTY GREEN,

*Killingall, Harrogate, HG3 2FG*

**A fantastic opportunity to purchase a modern five / six-bedroom detached property with good-sized garden and double garage, situated in a delightful position on this popular new development with superb outlook over the surrounding countryside.**

This impressive property provides high-quality and modern accommodation. The property was built by Heron homes and was completed in December 2021 - the property is sold with the remainder of a 10-year builder's guarantee. The accommodation comprises a spacious hallway which leads to the large sitting room, stunning open-plan dining kitchen, and family / dining room. There is also a useful utility room and downstairs WC and access to the large double garage. Upstairs, there are four double bedrooms, together with a study and there are two en-suite shower rooms, plus the modern house bathroom. The main bedroom has been adapted to include a dressing area with fitted wardrobes, although this could easily be adapted to provide a self-contained sixth bedroom, if required. The property occupies a generous plot with a good-sized and attractive lawned rear garden, together with a driveway which provides off-road parking and leads to the integral double garage.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

5 Bedrooms · 2 En-Suite Shower Rooms · Bathroom

Off-Road Parking · Integral Double Garage · Lawned Gardens







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A large reception room with bay window to front, enjoying an open aspect and further window to the side with fitted shutters.

#### FAMILY / DINING ROOM

A further reception room with glazed doors leading to the garden.

#### DINING KITCHEN

With a range of stylish fitted wall and base units with range cooker, integrated fridge and freezer and integrated dishwasher.

#### UTILITY ROOM

With fitted worktop and space and plumbing for washing machine and tumble dryer. Access to an integral double garage.

#### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR BEDROOMS

There are five bedrooms, including the main bedroom which has been adapted with fitted wardrobes, a dressing area and en-suite shower room. The dressing area could easily be re-configured to provide additional sixth bedroom, if required.

#### EN-SUITE SHOWER ROOM 1

A modern white suite comprising WC, washbasin and shower. Tiled walls and floor.

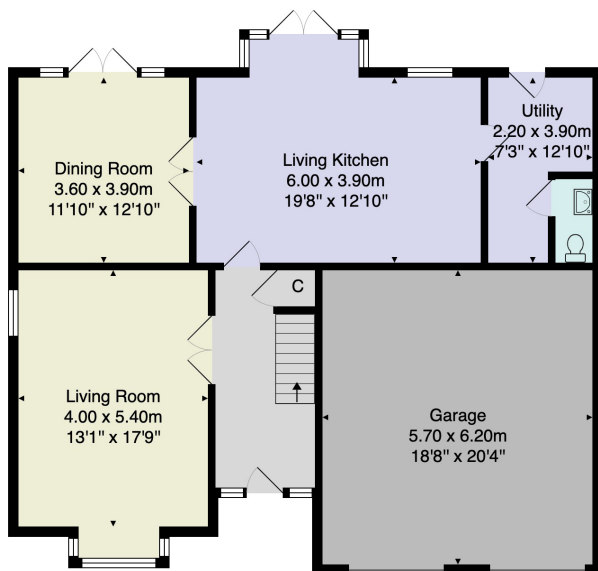
#### EN-SUITE SHOWER ROOM 2

A modern white suite comprising WC, washbasin and shower. Tiled walls and floor. Access from bedrooms 2 and 3.

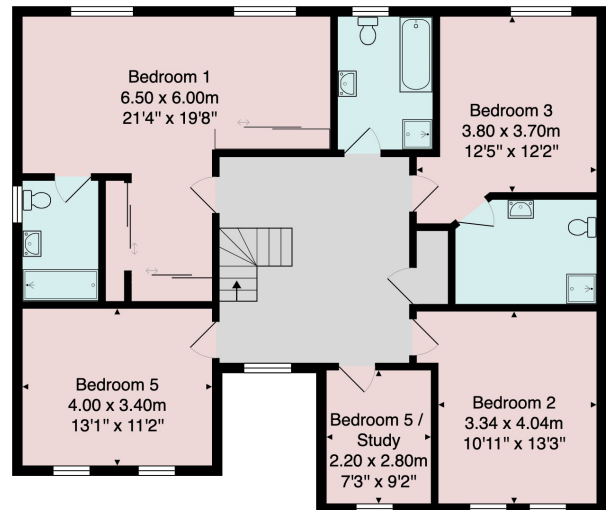
#### BATHROOM

A white modern suite comprising WC, washbasin, shower and bath. Tiled walls and floor.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 197.2 m<sup>2</sup> ... 2122 ft<sup>2</sup> (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.  
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### Outside

A driveway, provides parking and leads to an integral double garage. To the rear there is a garden with lawn and patio.

### Location

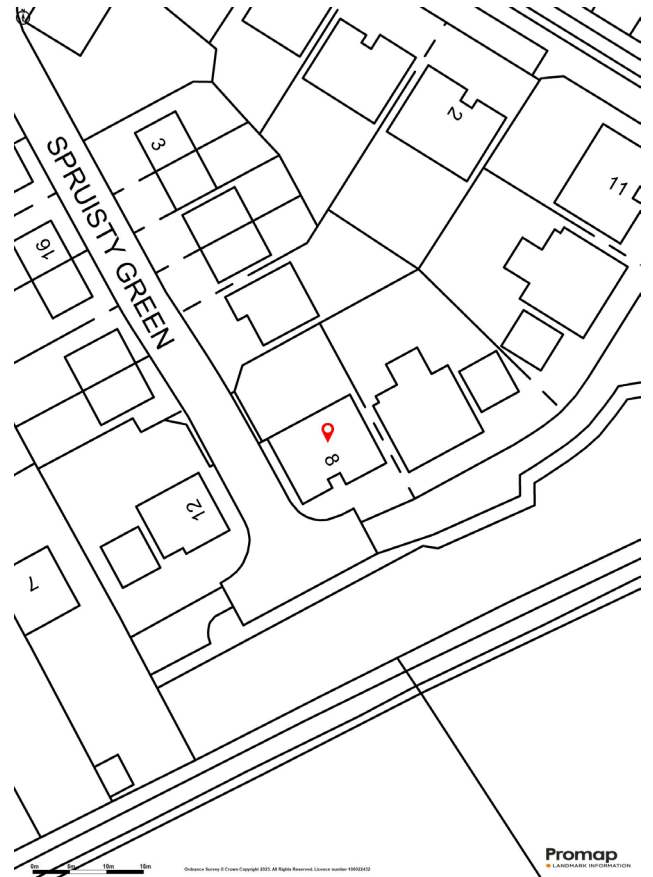
The property forms part of this popular new development within the desirable village of Killinghall, well served by excellent village amenities and is just a short distance from Harrogate to town centre. A particular feature of this property is its superb position, being on the edge of the development and enjoying an attractive outlook over the surrounding countryside.

### Services

All mains services connected.

### Tenure

Freehold



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	92
B (81-91)	85
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

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