



VERITY
FREARSON

3 WESTFIELD GRANGE, RIPON ROAD, KILLINGHALL, HARROGATE, HG3 2FB

OFFERS OVER £850,000

3 WESTFIELD GRANGE, RIPON ROAD,

Killinghall, Harrogate, HG3 2FB

A rare opportunity to purchase a most individual five-bedroom detached family home situated in this sought-after village location on the north side of Harrogate.

The stunning, modern accommodation comprises a large living kitchen, spacious sitting and dining area, and snug with contemporary gas feature fire and bi-folding doors leading to the garden. On the upper floors there are five bedrooms and three bathrooms, including a master suite with dressing area and en-suite bathroom and mezzanine level. Two balconies provide additional sitting areas with delightful views over the surrounding countryside. The property has the benefit of a gas central heating system, and the ground floor has underfloor heating throughout.

A drive provides parking and leads to the double garage and there is an attractive lawned rear garden and paved sitting areas to the rear. The property is accessed via electrically-operated gates, which leads into this private development.



Living Area And Kitchen · Cloakroom · Utility Room

5 Bedrooms · 2 En-Suites · Bathroom · Shower Room · Balconies With Rural Views

Ample Off-Road Parking · Large Double Garage · Lawned Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall welcomes you to the property with glass staircase balustrade and oak handrail.

CLOAKROOM

With WC and washbasin.

LIVING AREA AND KITCHEN

A stunning open-plan living space with sitting and dining areas with glazed bi-folding doors leading to the garden, and further snug area with contemporary gas fire. The kitchen comprises a range of fitted units with quartz worktops, breakfast bar and sink with boiling-water tap. Induction hob, double oven, warming drawer, integrated fridge / freezer and dishwasher.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

BEDROOM 1

A stunning large double bedroom with glazed doors leading to a balcony, dressing area, and a spiral staircase that leads to a mezzanine level.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit and large shower. Tiled flooring with under-floor heating. Heated towel rail.

MEZZANINE LEVEL

Accessed via a spiral staircase from the main bedroom, the mezzanine area provides useful additional space which could be used as an office or gym area.

BEDROOM 2

A further double bedroom will potential additional reception room with glazed doors leading to a balcony.

BEDROOM 3

A further double bedroom.

BEDROOM 4

The further good-sized bedroom.

BATHROOM

A modern white suite comprising WC, washbasin set a top a vanity unit, bath and large walk-in shower. Tiled walls and floor. Under-floor heating and heated towel rail.

SECOND FLOOR

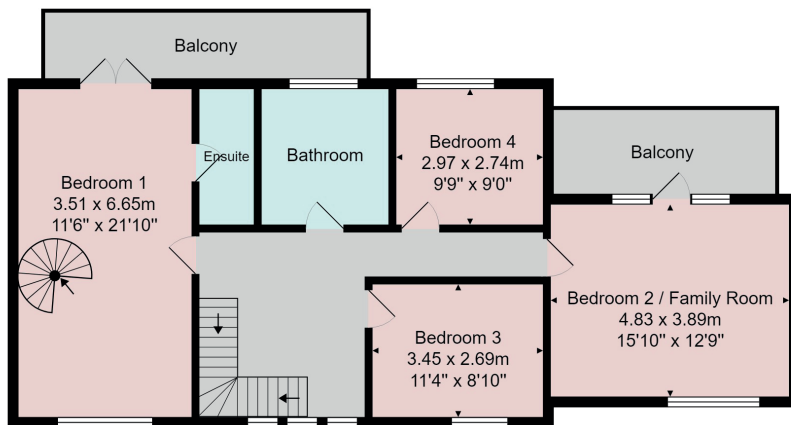
BEDROOM 5

A double bedroom with access to eaves storage.

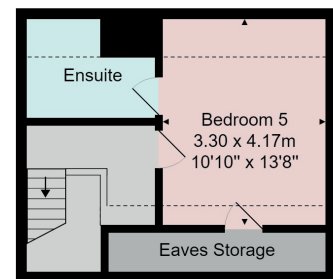
EN-SUITE SHOWER ROOM

With WC, washbasin set with a vanity unit, and shower. Tiled walls and floor.

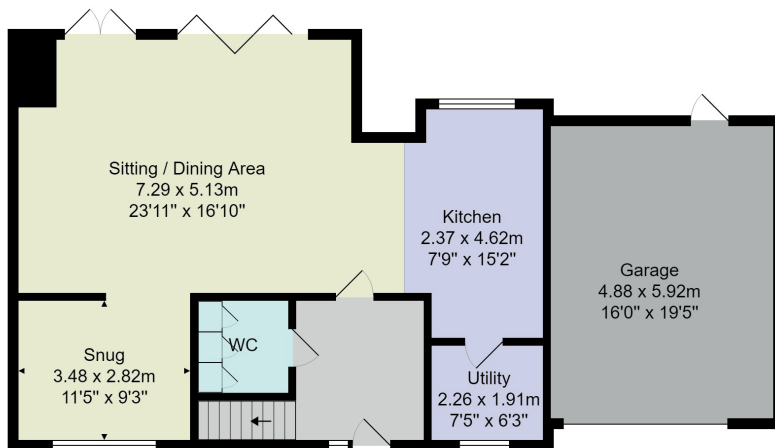
FLOOR PLAN



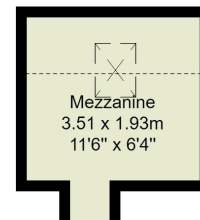
First Floor



Second Floor



Ground Floor



Total Area: 240.7 m² ... 2591 ft² (excluding balcony)

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

The driveway provide parking and leads to a large double garage. To the rear of the property, there is an attractive garden with lawn, planted borders and paved sitting areas. Attractive open aspect to the rear. There are two balconies accessed from the bedrooms that provide additional sitting areas enjoying delightful views.

Location

This fantastic home is situated in the heart of the popular village of Killinghall, well served by local amenities, primary school, GP's surgery, regular bus service and excellent sporting facilities, and is just a few minutes' drive from Harrogate town centre. Westfield Grange is a small development of five freehold houses in the beautiful village of Killinghall.

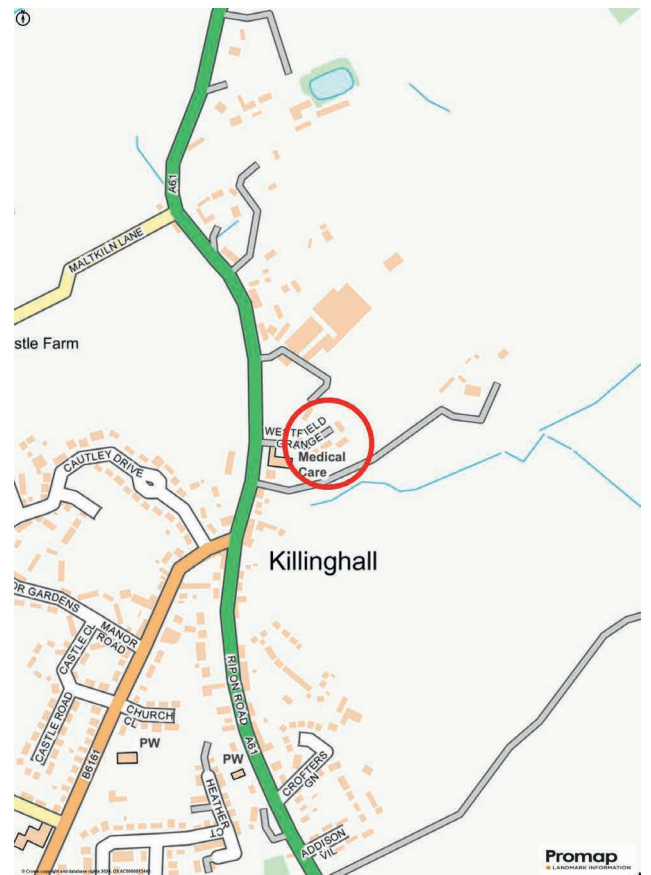
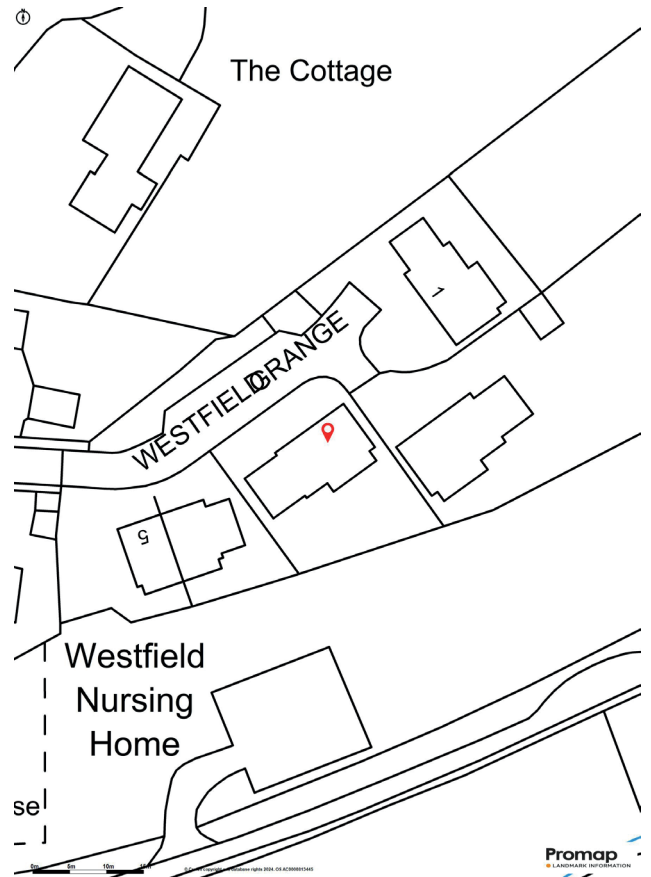
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(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	
WWW.EPC4U.COM		

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