



VERITY  
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45 GRAINBECK RISE, KILLINGHALL, HARROGATE, HG3 2FF

£630,000

# 45 GRAINBECK RISE, KILLINGHALL,

*Harrogate, HG3 2FF*

**A spacious and beautifully presented five-bedroom detached family home forming part of this popular modern development in a delightful position, backing onto open countryside.**

This impressive family home is finished to a high standard, with a stunning open-plan dining-kitchen, a sitting room, study/snug, utility and downstairs WC, together with five double bedrooms, including the main bedroom with en-suite bathroom and dressing room, a family bathroom and additional shower room. The property was built three years ago and is sold with the remainder of the 10-year NHBC Guarantee. The property has a driveway and garage, together with a particularly good-sized and attractive garden with lawn, patio and open aspect to the rear.

Grainbeck Rise is located in a most convenient and desirable position, being only a five-minute drive from Harrogate town centre and well served by the local amenities of Killinghall.



Sitting Room · Snug / Study · Dining Kitchen · Utility Room · Cloakroom

5 Double Bedrooms · En-Suite Shower Room · Bathroom · Shower Room

Ample Off-Road Parking · Garage With Electric Vehicle Charge Point · South East Facing Larger-Than-Average Lawned Garden













## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A large reception room with doors leading to the dining kitchen.

#### **DINING KITCHEN**

With spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of modern fitted units with granite worktops, induction, hob, integrated oven, integrated dishwasher and fridge/freezer.

#### **UTILITY ROOM**

With fitted units and integrated washing machine.

#### **STUDY / SNUG**

Providing a useful workspace for additional sitting area.

#### **CLOAKROOM**

With WC and washbasin.

### **FIRST FLOOR** **BEDROOMS**

There are three double bedrooms on the first floor, including the main bedroom which is a large double room with dressing room and ensuite

#### **EN-SUITE SHOWER ROOM**

With WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

#### **BATHROOM**

A white modern suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

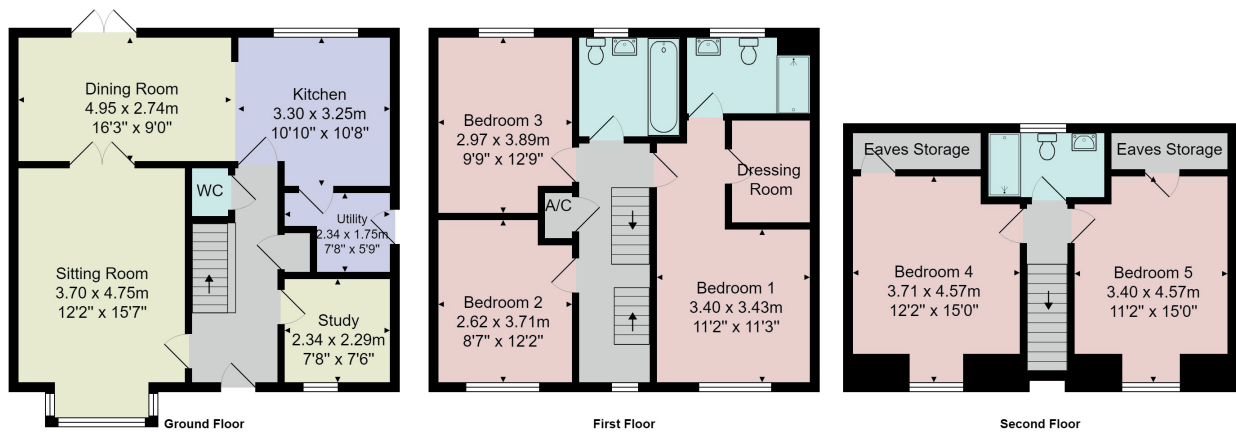
### **SECOND FLOOR** **BEDROOMS**

There are two double bedrooms on the second floor.

#### **SHOWER ROOM**

A white suite comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

# FLOOR PLAN



Total Area: 173.8 m<sup>2</sup> ... 1870 ft<sup>2</sup>

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 property occupies a generous corner plot and has a larger-than-average south east facing rear garden with lawn and patio, enjoying a pleasant aspect over the surrounding countryside. A driveway provides parking for up to three vehicles and leads to a single garage which has light and power and a 7kv electric vehicle charger.

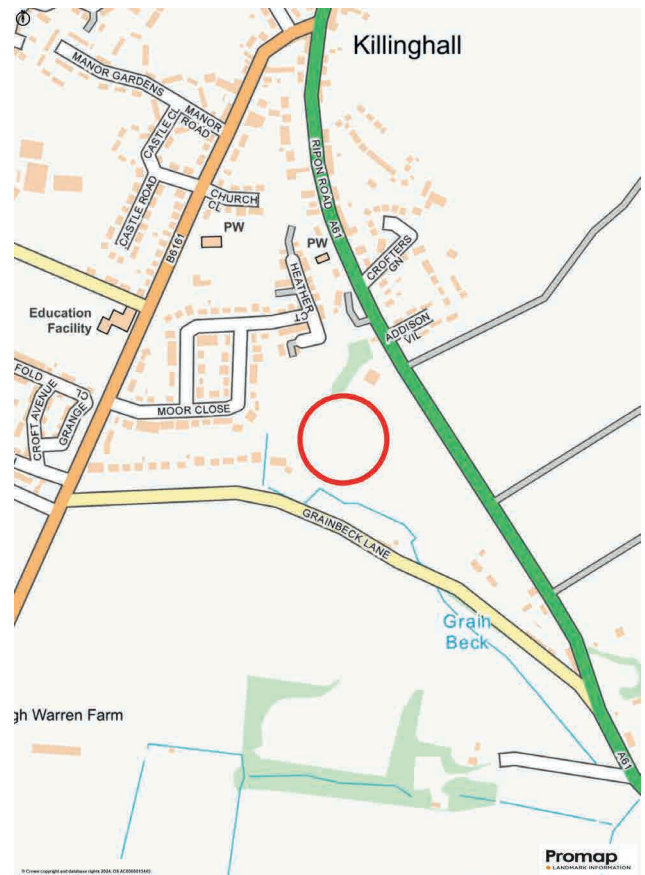
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs.		
(92+) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs.		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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