



VERITY
FREARSON

5 OLSTEAD CLOSE, KILLINGHALL, HARROGATE, HG3 2SS

£510,000

5 OLSTEAD CLOSE, KILLINGHALL,

Harrogate, HG3 2SS

A fantastic opportunity to purchase a beautifully presented and spacious four-bedroom property forming part of this small and prestigious new development on the edge of Killinghall.

This modern property was constructed by reputable builders Newett Homes and less than 12 months old. The property is sold with the remainder of a 10-year builder's guarantee and remaining two year warranty on all fixtures. The beautifully presented accommodation comprises a stunning open-plan kitchen and living space with glazed bi-folding doors leading to the garden. The kitchen comprises a range of stylish units with Sile Stone worktops, and there is a separate sitting room, utility and downstairs WC. On the first floor there are four good-sized bedrooms, a modern bathroom and en-suite shower room. A driveway provides parking and leads to a particularly large integral garage, with EV charge point, which has huge potential to be adapted to create additional living accommodation if required. At the rear of the property there is an attractive garden with south-facing aspect and patio.

The property forms part of this desirable modern development which is located on the edge of the popular village of Killinghall, surrounded by beautiful open countryside and is just a short distance from the centre of Harrogate.



Sitting Room · Living Kitchen · Cloakroom · Utility Room

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Large Garage With Potential For Conversion · South-Facing Lawned Garden
EV Charge point







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

With fitted storage.

SITTING ROOM

A spacious reception room with bay window to front and fitted shutters. Under stairs cupboard.

LIVING KITCHEN

A stunning open-plan kitchen and living area with sitting and dining space with glazed bi-folding doors leading to the garden. The kitchen comprises a range of stylish modern units with sile stone worktops, composite sink with matching mixer, AEG induction hob, integrated double oven, fridge / freezer and dishwasher. Access to a large integral garage.

UTILITY ROOM

With fitted units and storage, Silestone worktops and composite sink with matching mixer. Space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin. Tiling.

FIRST FLOOR **BEDROOMS**

There are four good-sized bedrooms on the first floor, including the main bedroom with Hammond fitted wardrobes and en-suite shower room .

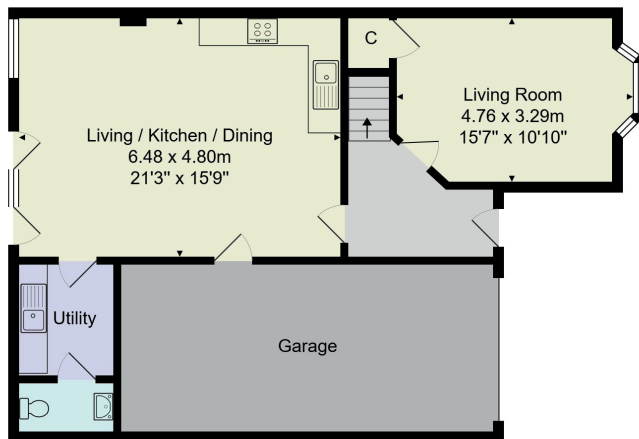
EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower. Tiles to the flooring.

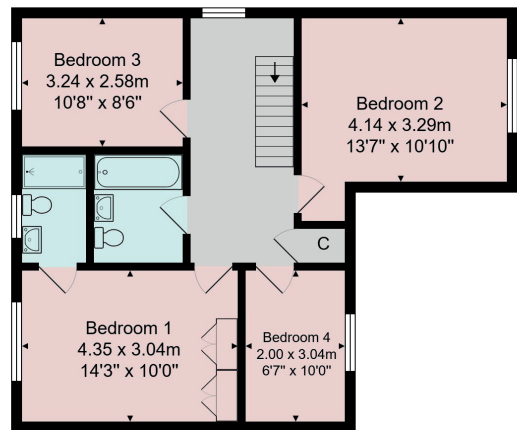
BATHROOM

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

FLOOR PLAN



Ground Floor



First Floor

Total Area: 151.6 m² ... 1632 ft²

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 drive provides ample parking and leads to a particularly large integral garage with light and power. The rear garden enjoys the south-facing aspect with lawn and extended paved sitting area. Feature outdoor lighting and waterproof power sockets.

Agent's Note

An estate charge will be payable upon completion of the development.

Garage

The garage is of particularly large proportions and has huge potential to be adapted to provide additional living accommodation. The owners have obtained permission from the developer to install a window to the side of the property, which would allow part of the garage to be adapted into living accommodation with natural light.

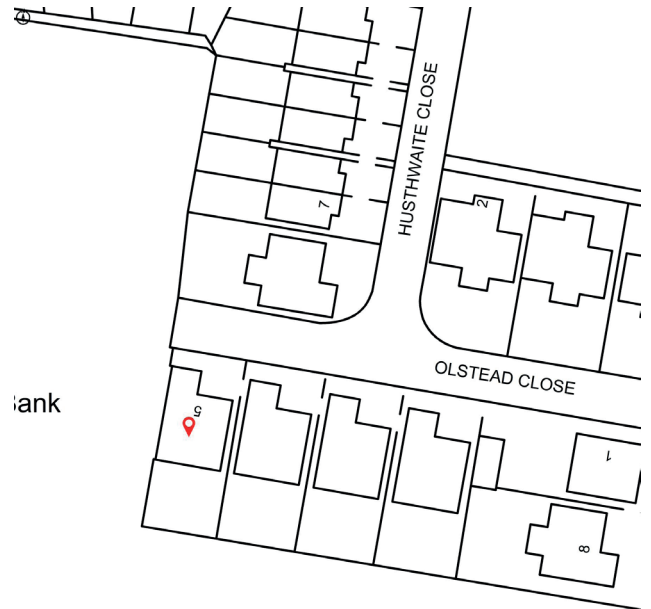
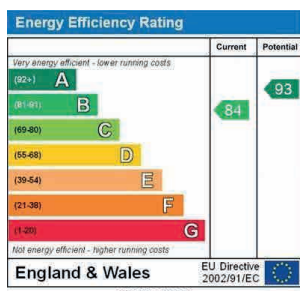
Services

All mains services connected.

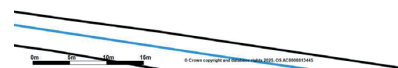
Tenure

Freehold

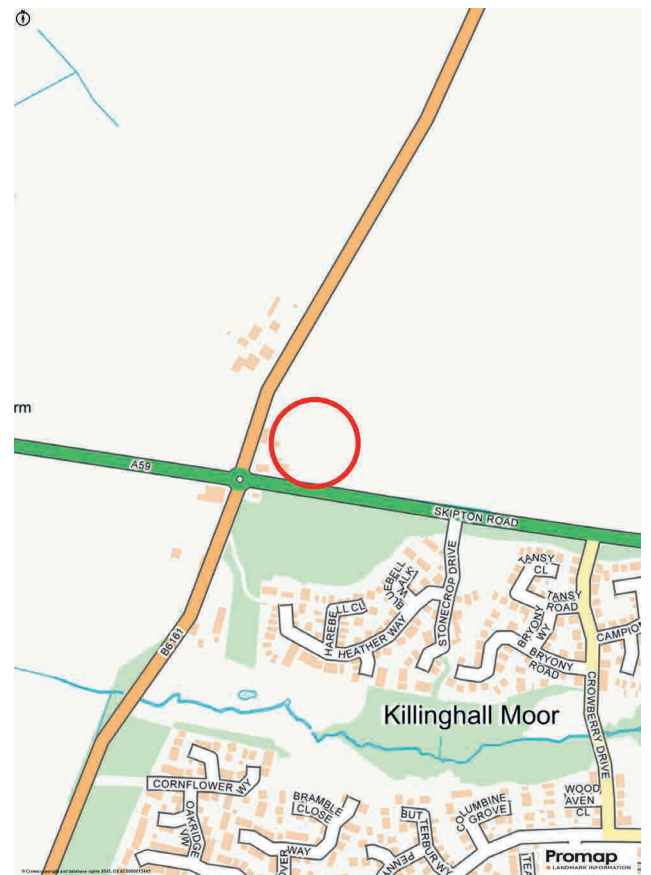
Council Tax Band - E



lawthorn Lodge



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