



VERITY
FREARSON

NIDD GRANARY, 13 CROFTERS GREEN, KILLINGHALL, HARROGATE, HG3 2GY

OFFERS OVER £650,000

NIDD GRANARY, 13 CROFTERS GREEN,

Killinghall, Harrogate, HG3 2GY

A fantastic opportunity to purchase a newly converted 20th century old granary which now provides superb modern accommodation with a very good-sized and attractive garden as well as a timber garage and carport, forming part of this exciting new development, which is situated within the desirable village of Killinghall, on the north side of Harrogate and on the edge of beautiful open countryside.

This impressive property was converted in 2023 and now offers high-quality modern accommodation with the benefit of a large garden. On the ground floor there is a stunning open-plan kitchen and living area with glazed doors leading to the garden, and a modern fitted kitchen with quality integrated appliances. There is also a separate sitting room, cloakroom and utility room. Upstairs, there are three double bedrooms, all with vaulted ceilings and feature lighting, a modern bathroom with designer fittings, and en-suite shower room. The property is accessed via electric gates and has the benefit of a timber garage, carport and additional parking area. The garden is of generous proportions with lawn, planted borders and decked and paved sitting areas.

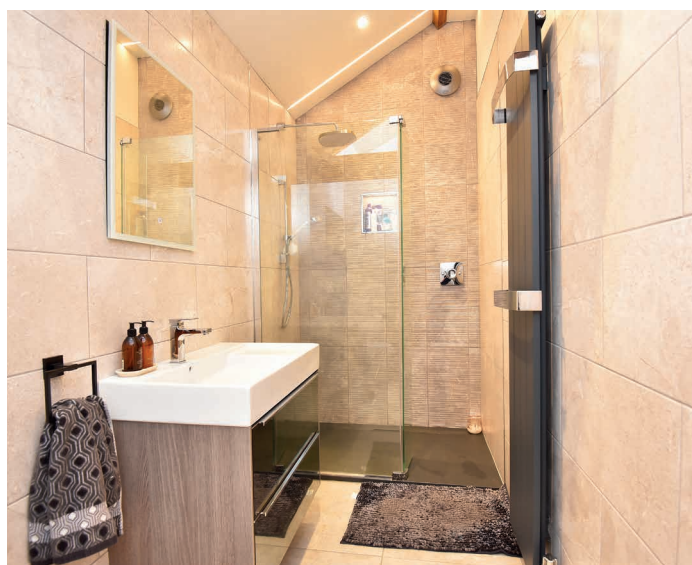


Sitting Room · Living Kitchen · Utility Room · Cloakroom

3 Bedrooms · En-Suite Shower Room · Bathroom

Electric Gated Access To Courtyard Parking · EV Charging Point · Carport · Garage · Large Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A spacious reception hall with twisted oak staircase leading to the first floor. Under-stairs storage.

SITTING ROOM

A spacious reception room. Alcove with dressed oak and glass shelves.

UTILITY ROOM

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

CLOAKROOM

With WC and washbasin.

LIVING KITCHEN

A stunning open-plan kitchen and living space with room for sitting and dining areas. Glazed doors and windows overlook the garden. The kitchen comprises a range of stylish fitted units with quartz worktop, island and breakfast bar. Quooker boiling-water tap. Neff appliances including induction hob, integrated double ovens, fridge / freezer and dishwasher.

FIRST FLOOR BEDROOMS

There are three good-sized double bedrooms on the first floor, each with vaulted ceilings, exposed beams with feature lighting. The main bedroom has fitted wardrobes and an en-suite, and the guest bedroom has fitted wardrobes and access to the main bathroom.

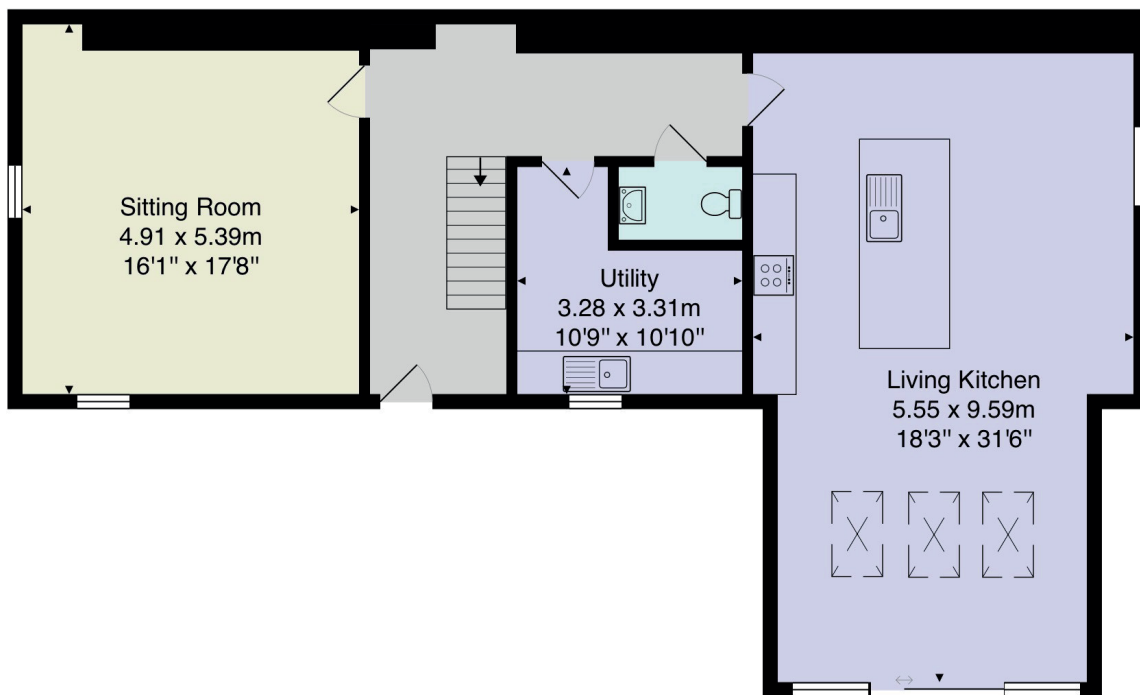
BATHROOMS

There is a large main bathroom and en-suite shower room, each with high-quality designer fittings. The main bathroom can be accessed from the landing or the guest bedroom and has a double-ended bath, Mira Opero shower and twin washbasins set atop an oak worktop. The en-suite shower room has a large walk-in shower.

FLOOR PLAN



First Floor



Ground Floor

Total Area: 176.1 m² ... 1896 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

There is an electric gated courtyard access to the property. The property has a timber garage and carport with electric vehicle charging point and space for additional parking. There is a large and attractive garden surrounding the property with lawn, paved and decked sitting areas and well-stocked planted borders.

Location

The property forms part of this exclusive new development just off Crofters Green, which is within the desirable village of Killinghall, with excellent local amenities, including convenience store, primary school and regular bus service to Leeds and Ripon, and is within just a few minutes' drive of the fashionable spa town of Harrogate.

Agent's Note

All main services are connected to the property and it has a modern gas central heating system. There is under-floor heating on the ground floor.

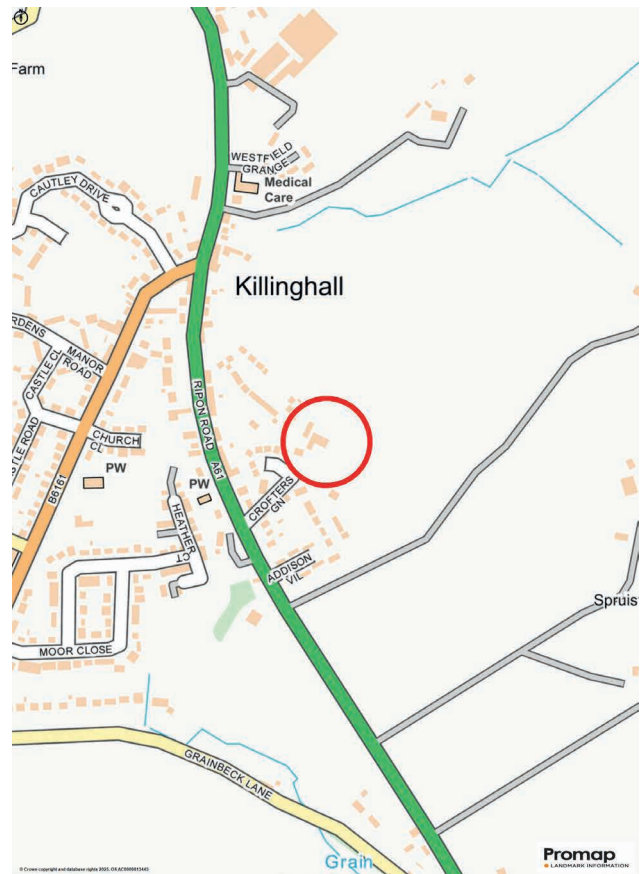
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		88
B (81-91)	81	
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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