



40 Moor Close, Killinghall, Harrogate, North Yorkshire, HG3 2DZ

£475,000

Guide Price

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A superb and most individual three-bedroom detached house offering well-appointed and spacious accommodation arranged over two levels, situated in this delightful position in the heart of the popular village of Killinghall.

Updated by our current clients to now reveal very well-appointed accommodation with a particular feature being the stunning dining kitchen, an internal viewing is essential.

Killinghall is a popular village, well served by excellent local amenities including primary school and shop, surrounded by open countryside yet just ten minutes' drive into Harrogate. Sure to appeal to a range of buyers.





GROUND FLOOR

ENTRANCE HALL

Understairs cupboard.

LOUNGE

Windows to the front and side. Double doors to rear garden, log burner.

OFFICE / BEDROOM 3

Window to rear.

SUPERB DINING KITCHEN

Newly fitted with range of matching wall and base units and integrated appliances. Window to front and rear.

CLOAKROOM

Wash basin and WC.

GARDEN ROOM / GYM

With sauna, shower cubicle, tiled floor, double doors to rear.

SIDE ENTRANCE/HALL/UTILITY

Entrance door.

FIRST FLOOR

LANDING

Galleried landing, window to front, built in airing cupboard. Access to roof void via pull down loft ladder partly boarded, Velux window, providing excellent storage.

2 DOUBLE BEDROOMS

HOUSE BATHROOM

Three-piece white suite incorporating bath, WC, wash basin, separate shower cubicle, modern tiling and heated towel rail.

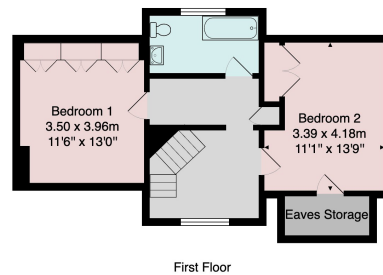
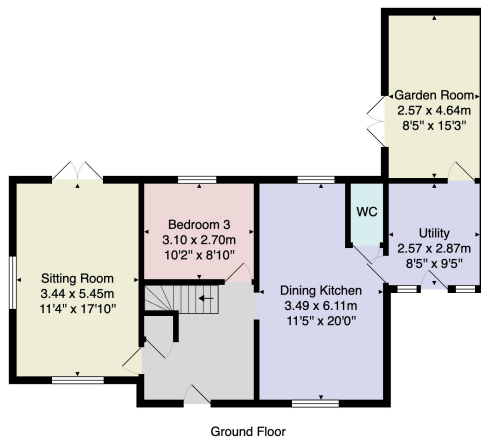
OUTSIDE

Driveway providing off street parking. Mature gardens the front with shaped lawn, planted borders and summerhouse. Split-level south-facing rear gardens with generous seating area and timber garden shed with power.

Tenure - Freehold

Council Tax Band - E





Total Area: 130.9 m² ... 1408 ft²
 All measurements are approximate and for display purposes only.
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