



7 Grainbeck Rise, Killinghall, Harrogate, North Yorkshire, HG3 2FF

**£329,500**



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A beautifully presented and modern three-bedroomed semi-detached house, forming part of a popular new development within the sought after village of Killinghall, well served by village amenities which include a shop and primary school and is surrounded by open countryside. The well-presented accommodation is appointed to a high standard throughout and features a good-sized dining kitchen and a spacious sitting room with double French doors leading to a private garden, three good-sized bedrooms, en-suite and a modern house bathroom.

Full gas central heating, double glazing and an NHBC guarantee. This super home occupies an attractive position within Killinghall which is well served by excellent village amenities which include a primary school and nearby convenience store and is just a few minutes' drive from the centre of Harrogate.





## GROUND FLOOR

### DINING KITCHEN

With space for dining table. The kitchen comprises a range of stylish modern units with integrated appliances including gas hob, integrated oven, fridge/freezer, dishwasher and washing machine.

### CLOAKROOM

With WC and basin.

### SITTING ROOM

A spacious reception room with French doors leading to landscaped garden, patio, shed and outdoor tap.

## FIRST FLOOR

### BEDROOM 1

A double bedroom with fitted wardrobes and ensuite.

### ENSUITE

A modern white suite comprising WC, basin and shower.

### BEDROOM 2

A good size double bedroom with fitted wardrobes.

### BEDROOM 3

A further bedroom with fitted wardrobes.

### BATHROOM

A fully tiled white modern suite comprising WC, basin and bath with shower above.

### LOFT

Partially boarded out loft with loft ladder.

### OUTSIDE

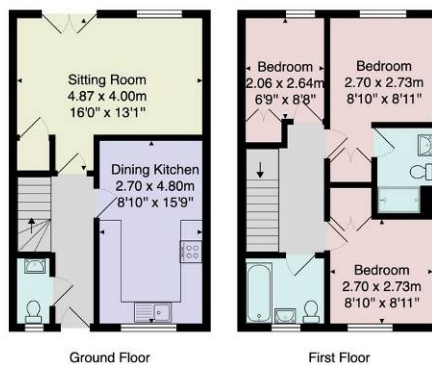
Large driveway with space for multiple vehicles. Electric car charger. To the rear is a good sized and attractive garden with lawn, patio and well stopped planted borders.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 78.5 m<sup>2</sup> ... 845 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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