

HUNTERS[®]

HERE TO GET *you* THERE



Grainbeck Rise

Killinghall, HG3 2FF

Council Tax: E

Asking Price £220,000



Grainbeck Rise

Killinghall, HG3 2FF

Asking Price £220,000



Entrance Hall

Access via composite entrance door, stairs to first floor, radiator, door to:

Lounge

UPVC double glazed window to front elevation, radiator, TV point, laminate flooring, door to:

Kitchen Dining Room

Quality modern range of wall and base mounted units with working surfaces over with inset Porcelain sink unit and mixer tap, inset gas hob with extractor over and double electric oven under, integrated dishwasher and fridge freezer. UPVC double glazed window to rear elevation, UPVC double glazed French doors to rear garden, inset ceiling spot lights, radiator, storage cupboard, door to:

Utility

Base units with working surfaces over with plumbing and space for washing machine, wall mounted boiler, radiator, UPVC double glazed door to rear garden and door to:

WC

Low level WC, wash hand basin, radiator, UPVC double glazed window to side elevation.

First Floor Landing

Radiator, loft access, doors to:

Bedroom One

UPVC double glazed window to front elevation, radiator, door to:

Ensuite

Modern white suite comprising double shower cubicle with mains shower over, low level WC, pedestal wash and basin, radiator. UPVC double glazed window to side elevation.

Bedroom Two

UPVC double glazed window to front elevation, radiator.

Bedroom Three

UPVC double glazed window to rear elevation, radiator.

Bedroom Four

UPVC double glazed window to rear elevation, radiator.

Bathroom

Modern white suite comprising panel bath with shower over, low level WC, pedestal wash hand basin, radiator, part tiled walls.

Outside

A drive way provides ample off street parking for two cars and leads to a integral garage. The remainder is laid to lawn with mature boarders. Side gated access leads to the rear garden laid mainly to lawn with paved patio seating areas and fencing to perimeters.

EPC

Environmental impact as this property produces 1.8 tonnes of CO2.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 996 Years

Leasehold Annual Service Charge Amount £7680.00 to include rent on remaining 50%

Shared Ownership % of share: 50%

Council Tax Banding; E

Tel: 01423 536222

A super opportunity to purchase a SHARED OWNERSHIP home offered for sale with 50% share at £220,000. This four bedroom, detached family home is under three years old and presented to an immaculate standard. With several upgrades from the original fixtures and fittings specification the property is ideal for families or buyers wishing to up size. Tucked away off Grainbeck Lane, the property is in a quiet development with the Killinghall local amenities and bus routes within a short walk.

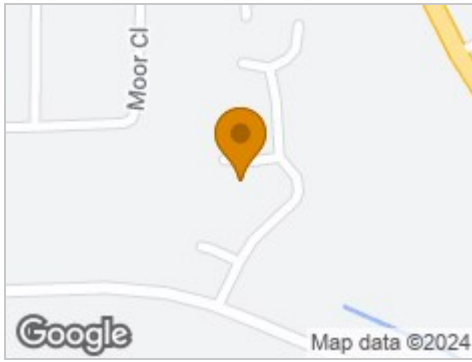
The property briefly comprises: Entrance in to the hallway with doors to the spacious lounge, open plan fully integrated kitchen dining room with door to the utility room and guest W.C. Stairs rise to the first floor landing with doors to the main bedroom with en-suite and fitted wardrobes, two further bedrooms, the fourth single bedroom and the family bathroom.

Outside to the front, a lawn garden with driveway parking for two cars and the single garage with electric charging point. To the rear, a private fenced garden with planted borders and patio for a seating area. Please call to discuss shared ownership criteria and arrange a viewing.

- 50% SHARED OWNERSHIP
- Detached recently built home with over 7 years NHBC remaining
 - Located in a small neighbourhood development
 - Immaculately presented
 - Three double bedrooms
 - Open plan kitchen/ dining room
 - Main bedroom with en-suite
- Single garage with electric charging point
 - House alarm and CCTV
 - South facing garden



Road Map



Hybrid Map

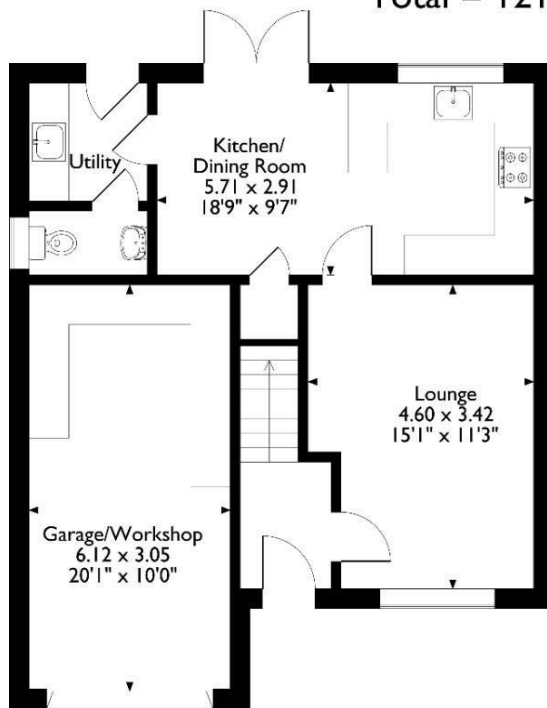


Terrain Map

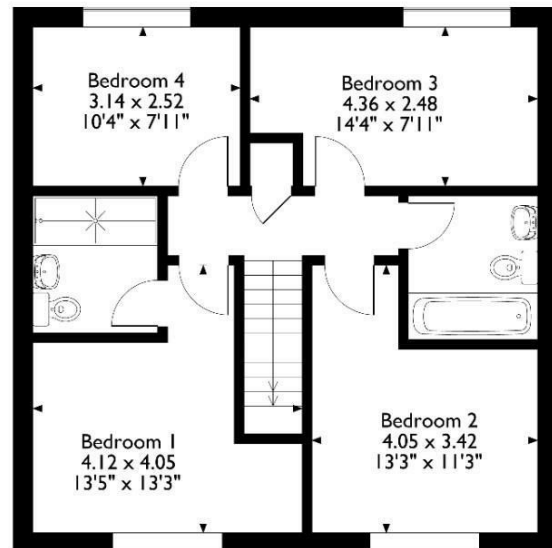


Floor Plan

9 Grainbeck Rise, Harrogate, HG3 2FF
 Approximate Gross Internal Area
 Main House = 102 Sq M/1098 Sq Ft
 Garage = 19 Sq M/205 Sq Ft
 Total = 121 Sq M/1303 Sq Ft



Ground Floor



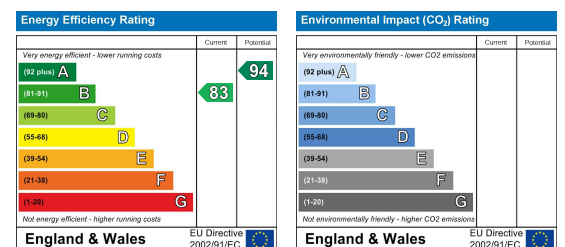
First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.