



Moorlands Fold, Killinghall, Harrogate, HG3 2FU

- Four bedrooms (two generous doubles, a further double/large single, and a good-sized single)
- Three bathrooms including two en-suites and family bathroom plus downstairs W/C
- Modern fitted kitchen with integrated appliances and adjoining utility room
- Integral garage and driveway parking for two cars
- Early viewings highly recommended
- Flexible layout with either bedroom 1 or 2 working perfectly as the master suite
- Spacious living room and open-plan dining/family space
- Large private rear garden with lawn and seating areas
- South facing solar roof panels installed as part of initial construction
- Council Tax Band E



Guide Price £475,000

Moorlands Fold, Killinghall, Harrogate, HG3 2FU

DESCRIPTION

This four-bedroom detached home is a unique find on Moorlands Fold, being the only house of its design on the development. The property, built in 2017, is presented in excellent condition and is ready to move into.

The ground floor offers a bright entrance hall, a generously-sized living room, and a spacious open-plan dining/family space with adjoining utility room and French doors to the rear garden. A guest WC and useful storage complete the downstairs.

Upstairs, there are four bedrooms in total. Bedrooms 1 and 2 are both large enough to be considered the main bedroom, each offering fitted wardrobes and an en-suite bathroom. Bedroom 3 could fit a double bed but works equally well as a generous single, while bedroom 4 is a good-sized single. The layout is supported by a family bathroom, making it perfect for families or visiting guests.

Outside, the property enjoys a well laid out, south facing rear garden with good sized lawn, large paved seating areas and wood chipped play area — ideal for children, entertaining, and outdoor living. To the front is an integral garage and driveway providing off-road parking.

Situated in a desirable part of Killinghall, Moorlands Fold offers easy access to Harrogate, excellent schools and local amenities. This is a fantastic property that combines practicality, space and uniqueness — and is one not to miss.

EPC

Energy rating B

This property produces 1.6 tonnes of CO2

Material Information - Harrogate

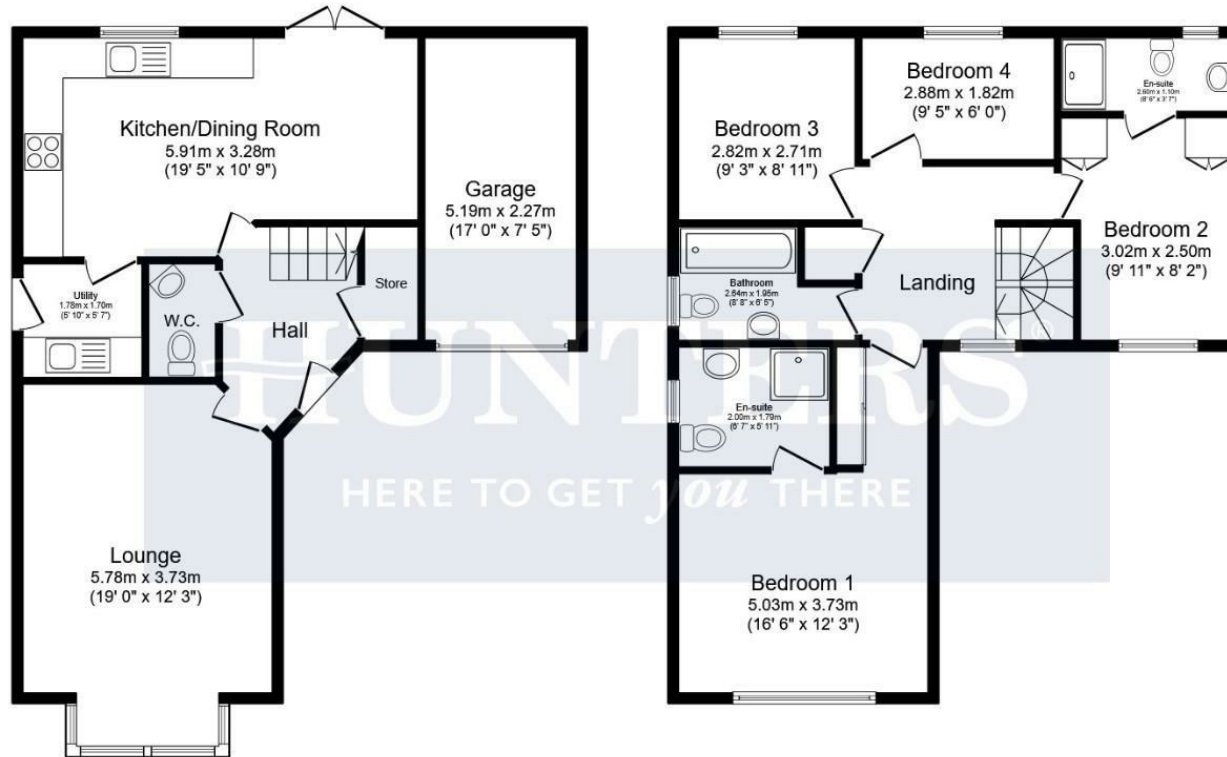
Tenure Type: Freehold

Council Tax Banding: E





30, Moorlands Fold, Harrogate, Killinghall, HG3 2FU, GB



Total floor area: 116.9 sq.m. (1,259 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

HUNTERS
HERE TO GET *you* THERE

Viewings

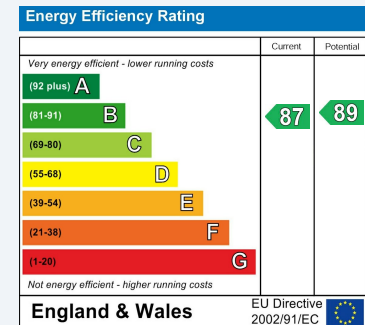
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

HUNTERS
HERE TO GET *you* THERE